AGENDA
EL SEGUNDO CITY COUNCIL
COUNCIL CHAMBERS - 350 Main Street

The City Council, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the City Council regarding any matter on this agenda that the City received after issuing the agenda packet are available for public inspection in the City Clerk’s office during normal business hours. Such Documents may also be posted on the City’s website at www.elsegundo.org and additional copies will be available at the City Council meeting.

Unless otherwise noted in the Agenda, the Public can only comment on City-related business that is within the jurisdiction of the City Council and/or items listed on the Agenda during the Public Communications portions of the Meeting. Additionally, the Public can comment on any Public Hearing item on the Agenda during the Public Hearing portion of such item. The time limit for comments is five (5) minutes per person.

Before speaking to the City Council, please come to the podium and state: Your name and residence and the organization you represent, if desired. Please respect the time limits.

Members of the Public may place items on the Agenda by submitting a Written Request to the City Clerk or City Manager’s Office at least six days prior to the City Council Meeting (by 2:00 p.m. the prior Tuesday). The request must include a brief general description of the business to be transacted or discussed at the meeting. Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the City Clerk two (2) working days prior to the meeting and they do not exceed five (5) minutes in length.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk, 524-2305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, DECEMBER 21, 2010 – 5:00 P.M.

5:00 P.M. SESSION CANCELLED – NO ITEMS OF BUSINESS

(REGULAR MEETING TO BE ADJOURNED TO 7:00 P.M.)

Next Resolution # 4702
Next Ordinance # 1458

5:00 P.M. SESSION

CALL TO ORDER

ROLL CALL
PUBLIC COMMUNICATION – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250.

SPECIAL ORDER OF BUSINESS:

CLOSED SESSION:
The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City’s Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City’s Labor Negotiators; as follows:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Gov’t Code §54956.9(a) -0- matter

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code §54956.9(b): -0-
Initiation of litigation pursuant to Government Code §54956.9(c): -0- matter.

APPOINTMENT OF PUBLIC EMPLOYEE (Gov’t. Code § 54957) -0- matter

CONFERENCE WITH CITY’S LABOR NEGOTIATOR (Gov’t Code §54957.6): -0- matters

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov’t Code §54956.8): -0- matters
AGENDA
EL SEGUNDO CITY COUNCIL
COUNCIL CHAMBERS - 350 Main Street

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REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, DECEMBER 21, 2010 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER

INVOCATION –

PLEDGE OF ALLEGIANCE – Council Member Don Brann

Next Resolution # 4702
Next Ordinance # 1458
PRESENTATIONS

a. Commendation thanking sponsors, supporters and volunteers for their community service and participation in the Annual Community Christmas Dinner.

ROLL CALL

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow Council to take action on any item not on the agenda. The Council will respond to comments after Public Communications is closed.

A. PROCEDURAL MOTIONS

Consideration of a motion to read all ordinances and resolutions on the Agenda by title only.

Recommendation – Approval.

B. SPECIAL ORDERS OF BUSINESS (PUBLIC HEARING)

1. Consideration and possible action regarding (Public Hearing) the proposed exchange of FY 2011/12 Community Development Block Grant (CDBG) funds totaling approximately $97,765 with another CDBG participating city within the Los Angeles Urban County. (Fiscal Impact: $97,765).

Recommendation – (1) Open public hearing and take testimony; (2) Close public hearing and discuss item; (3) Authorize staff to proceed with identifying an interested participating city to begin negotiations for the exchange of FY 2011/12 CDBG funds, establish an exchange rate, and return to the City Council with a resolution authorizing the exchange of CDBG funds with another City; (4) Authorize the City Manager to execute the contracts, as to form approved by the City Attorney, with the Los Angeles County Community Development Commission, and with all sub-recipients receiving CDBG funds; (5) Alternatively, discuss and take other possible action related to this item.
C. UNFINISHED BUSINESS

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

2. Consideration and possible action to open the recruitment process for the positions on the Committees, Commissions and Boards ("CCBs") that will expire in the year 2011. (Fiscal Impact: None)

Recommendation – (1) Direct staff to open the recruitment process for the positions on the CCBs, as listed; (2) Alternatively, discuss and take other possible action related to this item.

E. CONSENT AGENDA

All items listed are to be adopted by one motion without discussion and passed unanimously. If a call for discussion of an item is made, the item(s) will be considered individually under the next heading of business.

3. Warrant Numbers 2580178 to 2580365 on Register No. 5 in the total amount of $795,032.91 and Wire Transfers from 11/25/10 through 12/09/10 in the total amount of $1,264,028.20.

Recommendation – Approve Warrant Demand Register and authorize staff to release. Ratify: Payroll and Employee Benefit checks; checks released early due to contracts or agreement; emergency disbursements and/or adjustments; and wire transfers.


Recommendation – Approval.

5. Consideration and possible action regarding a new Alcoholic Beverage Control (ABC) license for on-site sale and off-site consumption of beer and wine at an existing Walgreens store, (Type 20 – Off-sale Beer and Wine) located at 331 North Sepulveda Boulevard. Applicant: Robert M. Silverman, Walgreens Co. (Fiscal Impact: N/A)

Recommendation – (1) Receive and file this report without objecting to a new Type 20 ABC license at 331 North Sepulveda Boulevard; (2) Alternatively, discuss and take other possible action related to this item.
6. Consideration and possible action regarding a new Alcoholic Beverage Control (ABC) license for on-site sale and consumption of alcohol (Type 41 Alcoholic Beverage Control License) at Sammy’s Woodfired Pizza located at 780 South Sepulveda Boulevard # B (Fiscal Impact: N/A)

Recommendation – (1) Receive and file this report without objecting to a new Type 41 ABC license at 780 South Sepulveda Boulevard # B; (2) Alternatively, discuss and take other possible action related to this item.

7. Consideration and possible action regarding: 1) approval of an updated list of pre-approved consultants that provide environmental review services pursuant to California Environmental Quality Act guidelines (CEQA) and National Environmental Policy Act (NEPA) regulations to assist the City in the processing of entitlement projects; and 2) to authorize the City Manager to execute Professional Services Agreements in an amount not to exceed $200,000 (increased from $125,000 currently), in a form approved by the City Attorney, for developer reimbursed environmental review services pursuant to CEQA and NEPA regulations from the pre-approved list of consultants (Fiscal Impact: None)

Recommendation – (1) Approve the attached list of consultants to provide environmental review and traffic consultant services; (2) Authorize the City Manager to sign Professional Service Agreements for developer reimbursed environmental review services approved as to form by the City Attorney in an amount not to exceed $200,000; (3) Alternatively, discuss and take other possible action related to this item.

8. Consideration and possible action regarding the approval of Professional Services Agreements with PBS&J, to provide environmental review services pursuant to the California Environmental Quality Act (CEQA) for the 540 East Imperial Avenue-Imperial School Site Project. (Fiscal Impact: up to $142,859 Developer Reimbursed Trust Fund)

Recommendation – (1) Approve a budget appropriation of up to $142,859 to provide environmental review services; Authorize the City Manager to execute a Professional Service Agreement for environmental review services approved as to form by the City Attorney in an amount not to exceed $142,859; (3) Alternatively, discuss and take other possible action related to this item.
9. Consideration and possible action regarding the approval of an amendment to an existing Professional Services Agreement with Willdan to increase the amount of the agreement by $50,000 for developer reimbursed planning services for the 540 East Imperial Avenue School Site Project for the El Segundo Unified School District. (Fiscal Impact: $50,000)

Recommendation – (1) Authorize the City Manager to execute an amendment to an existing Professional Services Agreement to increase the funding by $50,000 approved as to form by the City Attorney; (2) Alternatively, discuss and take other possible action related to this item.

10. Consideration and possible action to adopt Ordinance No. 1457 amending Title 6 of the El Segundo Municipal Code in its entirety regarding Animal Control. (Fiscal Impact: None)

Recommendation – (1) Waive second reading and adopt Ordinance No. 1457 for Animal Control; (2) Alternatively, discuss and take other possible action related to this item.

CALL ITEMS FROM CONSENT AGENDA

F. NEW BUSINESS

11. Consideration and possible action regarding the annual Resolutions updating the employer’s contribution under the Public Employees’ Medical and Hospital Care Act for the El Segundo Fire Fighters’ Association, the El Segundo Police Officers’ Association, the El Segundo City Employees’ Association, the El Segundo Police Support Services Association, and the El Segundo Supervisory and Professional Employees’ Association. (Fiscal Impact: Active Employees: $31,600; Retirees $32,600.)

Recommendation – (1) Receive staff presentation; (2) Alternatively discuss and take other action related to this item.
G. REPORTS – CITY MANAGER

12. Consideration and possible action regarding approval of a Senior Management Analyst position in the Human Resources Department. Budgeted savings realized from a realignment of Department Head responsibilities to fund the new position. (Fiscal Impact: Annual salary and benefit cost for Senior Management Analyst $125,000. Estimated cost for FY 2010-2011 (calculated @ 7 months) is $87,500. Savings from Department realignment (calculated @ 9 months) is $385,243. The net savings for FY 2010-2011 is $297,743.

Recommendation – (1) Approve a Senior Management Analyst position in the Human Resources Department; (2) Approve the proposed Examination Plan; (3) Alternatively discuss and take other action related to this item

H. REPORTS – CITY ATTORNEY

I. REPORTS – CITY CLERK

J. REPORTS – CITY TREASURER

K. REPORTS – CITY COUNCIL MEMBERS

Council Member Fuentes –

Council Member Brann –

Council Member Jacobson –

Mayor Pro Tem Fisher –
13. Consideration and possible action regarding the annual request of Mr. S. Claus for variances from the Municipal Code.

Recommendation – Approve request by Mr. S. Claus for a waiver of the permits required for doing business within the City of El Segundo as follows; or, alternatively, discuss and take other action related to this item:

1. Approval of a Conditional Use Permit and waiver of regulations in ESMC Section 15-23-4;
2. The use of air rights and waiver of the Santa Monica Radial 160 R procedure (FAA should be contacted);
3. Grant a free business license for a non-profit organization (ESMC 4-1-7);
4. Waiver of ESMC 8-4-11B (Driveway Permits Required) and ESMC 8-5-11 (Parking on Grades);
5. Waiver of the Noise Ordinance to permit the sound of bells (ESMC 7-2-3); and
6. Waiver of the Trespass Ordinance (ESMC 7-6-3) including 6-5-11 dealing with trespassing animals;
7. Waiver of the ordinance on Animal Regulations (ESMC 6-2-1)

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MEMORIALS –

CLOSED SESSION

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REPORT OF ACTION TAKEN IN CLOSED SESSION (if required)

ADJOURNMENT

POSTED:

DATE: 12-15-10
TIME: 3:30 p.m.
NAME: S.M. Seg
WHEREAS, The El Segundo Community Christmas Dinner was conceived by El Segundo resident Bill Coffman in 1983; Bill solicited the help of local businesses, residents and organizations to fund, cook and serve a traditional Christmas dinner that brought people together to share the holiday spirit; and

WHEREAS, The El Segundo Community Christmas Dinner has become a hometown tradition that has served the community for 27 years. The last 22 Christmas dinners have been served at the Joslyn Center; and

WHEREAS, The Annual Christmas Dinner will be provided this season with the generous donations of food and preparation by the Ilaicenda Hotel, floral arrangements provided by Natural Simplicity, and the time and effort of a resident volunteer Linda Shepard along with a host of friends; and

WHEREAS, The El Segundo Community Christmas Dinner will be held at 1:00 p.m. on December 25th at the Recreation & Parks Department’s Joslyn Center, for the benefit of all those in the community who wish to participate in fellowship and share in some Christmas cheer.

NOW, THEREFORE, on this 21st day of December, 2010, the Mayor and Members of the City Council of the City of El Segundo, California, do hereby commend and thank all sponsors, supporters and volunteers, for their unselfish community service in keeping this hometown holiday tradition alive in El Segundo.
AGENDA DESCRIPTION:

Consideration and possible action regarding (Public Hearing) the proposed exchange of FY 2011/12 Community Development Block Grant (CDBG) funds totaling approximately $97,765 with another CDBG participating city within the Los Angeles Urban County. (Fiscal Impact: $97,765).

RECOMMENDED COUNCIL ACTION:

1. Open public hearing and take testimony;
2. Close public hearing and discuss item;
3. Authorize staff to proceed with identifying an interested participating city to begin negotiations for the exchange of FY 2011/12 CDBG funds, establish an exchange rate, and return to the City Council with a resolution authorizing the exchange of CDBG funds with another City; and/or,
4. Authorize the City Manager to execute the contracts, as to form approved by the City Attorney, with the Los Angeles County Community Development Commission, and with all sub-recipients receiving CDBG funds; and/or,
5. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

None.

FISCAL IMPACT:

Amount Budgeted: Total CDBG $97,765 ($93,387 estimated CDBG FY 2011/12; $4,378 Prior Year Unallocated CDBG)
Account Number(s): CDBG Fund 111

ORIGINATED BY: Kimberly Christensen, AICP, Planning Manager
REVIEWED BY: Greg Carpenter, Director of Planning and Building Safety
APPROVED BY: Jack Wayt, City Manager

BACKGROUND AND DISCUSSION:

Each year, Community Development Block Grant (CDBG) funds are allocated to cities by the Federal Housing and Urban Development Department (HUD) and administered through the Los Angeles County Community Development Commission (CDC). Participating cities receive funding based upon the total number of cities participating in the County's program, and a City's commitment to provide housing, economic, social service, and community development opportunities that principally benefit persons of low and moderate income levels.
Since 1986, the City of El Segundo has annually participated in the Los Angeles Urban County’s CDBG Program. In order to continue its participation in the upcoming 2011-2012 program year, which begins on July 1, 2011, and ends on June 30, 2012, the City of El Segundo must prepare and submit its proposed CDBG action plan and/or project descriptions to the Los Angeles County Community Development Commission by January 31, 2011, for review and approval.

Pursuant to Federal requirements, notice of this public hearing was posted in public buildings within the City. Federal requirements also mandate that as part of the hearing, the Council and public be informed of the range of eligible housing and community development activities that may be funded under the CDBG program. Interested persons may obtain a copy of the Federal eligibility guidelines, available at the City of El Segundo’s Department of Planning and Building Safety, during regular business hours.

**Proposed CDBG Projects and Budgets**

The proposed 2011-2012 CDBG allocation for the City of El Segundo is approximately $93,387. This is a planning estimate only; the Los Angeles County Community Development Commission (CDC) will not receive the final appropriation from HUD until Spring 2011. The City’s final CDBG allocation may be more or less than the planning estimate. Generally, however, the final allocation is within 10% of the estimate provided. There will be little or no change in CDBG funding levels from last year.

**Proposed CDBG Action Plan for 2011-2012**

Participating cities within the Los Angeles Urban County CDBG Program are eligible to exchange or “sell” CDBG monies among each other. Typically, cities that purchase CDBG funds “buy” the CDBG funds using unrestricted General Funds. CDBG funds often sell at a discount because of the regulatory burden assumed by the purchaser. The current rate that cities acquire CDBG funds range from $0.55 to $0.65 per CDBG dollar. Thus, if El Segundo is successful in exchanging FY 2011/2012 CDBG funds totaling $97,765 ($93,387 CDBG FY 2011/12; $4,378 prior year unallocated CDBG), a potential yield of $53,770 ($0.55 per dollar) to $63,547 ($0.65 per dollar) may be available in unrestricted General Funds. For FY 2010-2011, the City of El Segundo completed an exchange of funds in the amount of $100,887.00 with the City of La Mirada for $0.55/$1.00 CDBG and received a total of $55,488.00.

The City of El Segundo used proceeds from the La Mirada exchange of CDBG funds to support three public service projects: Home Delivered Meals, Senior In-Home Care and Juvenile Diversion. For FY 2010-2011, the budget for the public service projects totaled $68,350 (Home Delivered Meals - $28,800 [plus approximately $10,000 in donations], Senior In-Home Care - $25,550 and Juvenile Diversion - $14,000). Exchanging CDBG funds will generate more than 75% of the revenue necessary to support the continuation of the City’s three public service projects. Thus, an exchange of CDBG Funds is an effective revenue mechanism to supplement the General Fund contribution. However, exchanging funds is contingent upon other participating cities interested in transacting an exchange. Two cities have expressed an interest in potentially transacting an exchange in the coming fiscal year.
Alternatively, if the City cannot identify another CDBG participating city interested in exchanging CDBG funds, it is recommended that CDBG funds support the continuation of the installation of handicapped access concrete ramps throughout the City. With the recent success of the CDBG-funded installation of the more than 100 handicapped-access concrete ramps project, and with additional curbs remaining that require replacement, staff proposes allocating $88,426 of its FY 2011-2012 CDBG funds towards this project should exchanging CDBG funds not be feasible. Approximately 30-35 ramps could be completed with a CDBG budget of $88,426.

Thus, the proposed alternate FY 2011-2012 CDBG projects and budgets are:

<table>
<thead>
<tr>
<th>CDBG Project</th>
<th>Source of Funds</th>
<th>Total Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>American with Disabilities Act (ADA)</td>
<td></td>
<td></td>
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<tr>
<td>Handicapped Access</td>
<td>$84,048 (CDBG) + $4,378 (prior year, unallocated CDBG Funds)=</td>
<td></td>
</tr>
<tr>
<td>Concrete Ramps</td>
<td>$88,426</td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>CDBG Program Administration</td>
<td></td>
<td></td>
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<tr>
<td>(maximum 10%)</td>
<td>$9,339 (CDBG) + $5,661 (GF)*=$15,000</td>
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</tbody>
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*Appropriation to be approved during City's 2011-2012 budget cycle
AGENDA DESCRIPTION:
Consideration and possible action to open the recruitment process for the positions on the Committees, Commissions and Boards ("CCBs") that will expire in the year 2011. (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:
1. Direct staff to open the recruitment process for the positions on the CCBs, as listed;
2. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
CCB Listing of the year 2011 vacancies on Committees, Commission and Boards and Background Information

FISCAL IMPACT: Included in Adopted Budget
Amount Budgeted: $ None
Additional Appropriation: N/A
Account Number(s):

ORIGINATED BY: Mishia Jennings, Executive Assistant
REVIEWED BY: 
APPROVED BY: Jack Wayt, City Manager

BACKGROUND AND DISCUSSION:
Pursuant to Government Code §54972, attached is the Local Appointment List of the positions on Committee, Commissions and Boards that will expire in the year 2011, as well as background information on all CCBs.

Application forms, the anticipated vacancies in the year 2011 and the background information list are posted on the City's website at www.elsegundo.org or may be obtained from the Council Office at City Hall or, upon request, will be mailed to interested persons.

To apply to any CCB, potential candidates should contact City Hall at 310-524-2302, for an application. The deadline for filing applications is 48 hours prior to the posted interview date. Interviews of candidates are set by the City Council when a sufficient number of candidates have applied to a position.
CITY OF EL SEGUNDO
LOCAL APPOINTMENTS LIST
(COMMISSIONS, COMMITTEES, AND BOARDS)
Positions to Open in Year 2011 Posted pursuant to Govt Code § 54972
TO APPLY, CONTACT CITY HALL ADMINISTRATION, 310-524-2302

TERM EXPIRES/OPENINGS

MAY
RECREATION & PARKS COMMISSION: (4 Yr Term – No Term Limit - All Residents)

Margie Randall (re-apptd 07/17/07 to 5th full 4-yr term) 05/30/11

JUNE
ENVIRONMENTAL COMMITTEE: (4 Yr Term – No Term Limit – 2 Residents/2 Business Person/1ESUSD)

Jim Boulgarides (apptd to partial term 03/03/09) 06/30/11

LIBRARY BOARD OF TRUSTEES: (3Yr Term – Max. 2 Term Limit - All Residents)

Steve Hunt (re-apptd 06/17/08 to 2nd full 3-yr term) 06/30/11
Laura Verouden (apptd 6/17/08 to 1st 3-yr term) 06/30/11

PLANNING COMMISSION: (4 Yr Term – No Term Limitation) (All Residents)

David Wagner (apptd 06/19/07 to 2nd full 4 yr unexpired term) 06/30/11

SENIOR CITIZEN HOUSING CORPORATION BOARD: (4 Yr Term – No Term Limit - All Residents)

Peter Freeman (re-appted 07/17/07 to 5th 4-yr term) 06/30/11
Robert Widen (apptd07/17/07 to 1st 4-yr term) 06/30/11

AUGUST

INVESTMENT ADVISORY COMMITTEE: (4 Yr Term - No Term Limitation; 2 Residents or 1 Res/1 Bus. Person + City Treasurer and Director of Finance)

Ed Myska (apptd 11/07/07 to 1st 4yr term) 08/30/11

NOVEMBER

CAPITAL IMPROVEMENT PROGRAM ADVISORY COMMITTEE: (4 Yr Term – No Term Limit – 2 Business/3 Residents)

David Atkinson (apptd 110707 to full 4yr term) 11/30/11
Chris Powell (apptd. 110707 to a full 4yr term) 11/30/11

The ECONOMIC DEVELOPMENT ADVISORY COUNCIL does not have term expirations, but from time to time, due to resignations of members, candidates will be asked to apply.
Council Approval:
Posted:
By: Mishia Jennings

THIS LIST IS TO REMAIN POSTED ALL YEAR -- DO NOT REMOVE
1. **Capital Improvement Program Advisory Committee: (Public Works)** is a 5-member committee, composed of 3 residents and 2 local Business representatives (no residency requirements for business reps). Members serve without compensation, for 4-year terms, without term limits. The Director of Administrative Services and the Director of Public Works provide staff support to the committee. The committee assists in the development of the 5-year Capital Improvement Program ("CIP"). Each year staff proposes CIP projects for a 5-year period. The committee reviews these projects and makes recommendations to the City Council for funding consideration in conjunction with the City's annual budget process. In addition to the projects proposed by staff, the committee holds a community workshop each year to receive project requests from the general public. **The committee generally meets at 7:00 p.m., on a weekly basis in March, April and May, with the goal of finalizing its recommendations to the City Council in June.**

2. **Community Cable Advisory Committee: (eff. 10/19/06-Administration)** was restructured in July 1994. It is a 5-member committee, composed of residents, who serve without compensation, for 4-year terms, without term limits. The committee acts in an advisory capacity to the Community Cable Manager and the City Council regarding the policies and procedures surrounding governmental, educational, local origination, and community programming for channels 3 and 22 in the City of El Segundo. **The Committee meets on the 3rd Wednesday of every month at 7:00 p.m., in the West Conference Room.**

3. **Economic Development Advisory Council: (Economic Development)** is a spin-off of the City/Chamber of Commerce Business Retention & Attraction Task Force, originally established in 1990/91. The Committee was restructured in June 1994 as a 9-member committee by the City Council to implement the City's Economic Development Strategic Plan. It is currently a 10-member committee due to the Council action on 09/19/06. The members represent a cross-section of the community, and include both residents and non-residents. The committee positions have no term expiration, and members serve without compensation. The committee's primary responsibility is to provide support and direction to staff, and to advise the City Council on business retention and attraction and implementation of the City's Economic Development Program. **The committee meets on an “as needed” basis at City Hall.**

4. **Investment Advisory Committee: (Treasurer/Administrative Services)** was established by Resolution #3764 dated June 2, 1992, for the purpose of advising the City Treasurer and City Council on matters pertaining to the investment of the City's idle funds. This is a 4-member committee; two are automatic appointments – (City Treasurer and Director of Administrative Services); the other two members (one of whom must be a resident of El Segundo) serve without compensation, for 4-year terms, without term limits. **The committee meets quarterly at City Hall on the 3rd Tuesday in March, June, September and December.**
5. **Library Board of Trustees: (Library & Cable Services)** was established by City Council Resolution #3665 on December 4, 1990, pursuant to Education Code Section 18910 et seq. The Board's 5-members must be 1-year, or more, residents of El Segundo, who serve without compensation. Trustees serve for 3-year terms and may not serve for more than 2 consecutive terms. The board acts in an advisory capacity to the City Council in all matters pertaining to the Library and cooperates with other governmental agencies and civic groups in the advancement of sound planning and programming. The board considers, reviews, edits, and issues policy recommendations on library service, recommends the adoption of standards pertaining to library services and programs and makes recommendations for the provision of adequate library services consistent with community needs. The board may administer any trust declared or created for the Library and approves the Library's Annual Report to the State Librarian. The board meets at 7:00 p.m., on the 2nd Tuesday of every other month, beginning in January, in the Friends of the Library Meeting Room.

6. **Planning Commission: (Planning & Building Safety)** was established pursuant to the Planning Laws of the State of California (Sec. 65100-65106) on August 20, 1946 by City Ordinance #300. The commission is comprised of 5-members who serve with minimal compensation, for 4-year terms, without term limits. The commission makes recommendations to the City Council on the adoption or amendment of the City's General Plan; performs duties with respect to land subdivision, planning and zoning as prescribed by City and State law; and, advises the City Council on those matters falling within its charged responsibilities in a manner reflecting concern for the overall development and environment of the City as a setting for human activities. The Commission meets on the 2nd and 4th Thursday of each month, at 7:00 p.m., in City Hall Council Chambers.

7. **Recreation & Parks Commission: (Recreation & Parks)** was established on March 23, 1938 by Resolution #448. It is comprised of 5-members, who must be residents of El Segundo. Commissioners serve with minimal compensation for 4-year terms, without term limits. The commission advises the City Council on all matters pertaining to recreation, parks, parkways and street trees. It makes recommendations to the City Council regarding level of services, policies and assists in implementing Recreation and Parks Department improvements and programs, including youth counseling, senior outreach, golf operations, city transportation, and in the acquisition and disposal of park property. The commission meets on the 3rd Wednesday of each month, at 7:00 p.m., in City Hall Council Chambers.

8. **Senior Citizen Housing Corporation Board: (Recreation & Parks)** is a non-profit corporation formed in 1984 for the construction of the low-income housing facility for seniors, referred to as “Park Vista.” The Board was established in 1986 to actively oversee the management, operation, maintenance, and finances of Park Vista. The Board enters into an operating agreement with the City Council, and enlists a management company to operate the facility. The Board, comprised of 7 directors, all El Segundo residents (per bylaws), serve without compensation, for 4-year terms, without term limits. The Board meets on the 4th Wednesday of every month, at 7:00 p.m., at Park Vista, 615 E. Holly Avenue, El Segundo.
9. **El Segundo Environmental Committee: (Public Works)** was established on February 6, 2008, for the purpose of reviewing existing City environmental programs and recommending new policies and programs to the City Council that facilitate the goals stated within the Environmental Work Plan. The Environmental Committee is comprised of 5-members, two members from the business community, two members from the residential community to serve four-year terms, one member from the El Segundo School District to be appointed annually. One City staff member will serve the committee in an ex-official capacity. The committee meets quarterly at City Hall over a twelve month period.
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Date: 12/12/10

Manager: [Signature]

Date of Approval: [Signature]

City: [City Name]

[Footer]: [City seal]
# CITY OF EL SEGUNDO

## PAYMENTS BY WIRE TRANSFER

### 11/25/10 THROUGH 12/09/10

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### DATE OF RATIFICATION: 12/21/10

**TOTAL PAYMENTS BY WIRE:** 1,264,028.20

Certified as to the accuracy of the wire transfers by:

- **Deputy City Treasurer:**
  - **Signature:**
  - **Date:** 12/9/10

- **Director of Finance:**
  - **Signature:**
  - **Date:** 12/13/10

- **City Manager:**
  - **Signature:**
  - **Date:** 1/3/10

Information on actual expenditures is available in the City Treasurer's Office of the City of El Segundo.
REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, DECEMBER 7, 2010 – 5:00 P.M.

5:00 P.M. SESSION

CALL TO ORDER – Mayor Busch at 5:01 pm

ROLL CALL

Mayor Busch - Present
Mayor Pro Tem Fisher - Present
Council Member Brann - Present – arrived at 5:08 pm
Council Member Fuentes - Present
Council Member Jacobson - Present

PUBLIC COMMUNICATION – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250.

SPECIAL ORDER OF BUSINESS:

Mark Hensley, City Attorney, stated that Council would be meeting in closed session pursuant to the items listed on the agenda.

CLOSED SESSION:
The City Council moved into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City’s Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City’s Labor Negotiators; as follows:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Gov’t Code §54956.9(a) -2- matter

City of El Segundo vs. City of Los Angeles, et. al. LASC Case No. BS094279
NSA Construction vs. City of El Segundo, LASSC Case No. BC348182

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code §54956.9(b): -3- potential cases: Claim No. 10-39, Claimant Shaun Cooley; Claim received on or about November 3, 2010, Claim No. 10-41, Claimant: New Cingular Wireless PCS, LLC (an affiliate of ATT Mobility, LLC); Claim No. 10-32, Claimant: Armand Gonzales, Inc. dba
Gonzales Construction (no further public statement is required at this time); Initiation of litigation pursuant to Government Code §54956.9(c): -0- matter.

APPOINTMENT OF PUBLIC EMPLOYEE (Gov't. Code § 54957) -0- matter

CONFERENCE WITH CITY'S LABOR NEGOTIATOR (Gov't Code §54957.6): -1- matters

Represented Group: City Employees Association (CEA)
Negotiators: Jack Wayt, Bob Hyland and Richard Kreisler

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov't Code §54956.8): -0- matters

Council recessed at 6:50 pm.
7:00 P.M. SESSION

CALL TO ORDER – Mayor Busch at 7:01 pm.

INVOCATION – Pastor John Svendsen, First Baptist Church

PLEDGE OF ALLEGIANCE – Council Member Suzanne Fuentes

PRESENTATIONS

a. Council Member Fuentes presented a Proclamation to Julie Warner, Parade Chairperson, proclaiming Sunday, December 12, 2010 as the 47th Annual El Segundo Holiday Parade.

b. Mayor Pro Tem Fisher presented a Proclamation proclaiming the 1200 block of Acacia Avenue as Candy Cane Lane from December 11 at 7:00 p.m. through December 23, 2010.

c. Council Member Jacobson presented a Proclamation announcing Sandy Cox as the El Segundo Police Department’s “RSVP of the Year”.

d. Council Member Brann presented a Proclamation proclaiming December 16, 2010 as “El Segundo Day of Play” at Mattel.

ROLL CALL

Mayor Busch - Present
Mayor Pro Tem Fisher - Present
Council Member Brann - Present
Council Member Fuentes - Present
Council Member Jacobson - Present

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow Council to take action on any item not on the agenda. The Council will respond to comments after Public Communications is closed.
James Castro, Consolidated Disposal, gave a presentation regarding the Company's services.

Mike Robbins, resident, spoke regarding the proposed residential trash collection fee and the protest process. Also spoke regarding the Animal Control Ordinance and the City Employees Association Memorandum of Understanding.

Herr McNuver, resident, spoke regarding City street lighting, City employee pay, and trash pick up.

Jim Boulgarides, resident, spoke regarding the Trash Committees recommendation to use a consultant in the trash bidding process.

Marc Rener, resident, spoke regarding the bid process for the trash collection contract.

Beth Muraida, Young Americans Committee, requested Council waive fees associated with hanging their banner on Main Street.

Ron Swanson, resident, spoke on upcoming events.

Peggy Tyrell, resident, spoke regarding the proposed trash consultant for the bid process.

A. PROCEDURAL MOTIONS

Consideration of a motion to read all ordinances and resolutions on the Agenda by title only.

MOTION by Council Member Brann, SECOND by Council Member Jacobson to read all ordinances and resolutions on the agenda by title only. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

B. SPECIAL ORDERS OF BUSINESS (PUBLIC HEARING)

1. Consideration and possible action to adopt a resolution establishing a fine schedule for animal control violations regulated by Title 6 of the El Segundo Municipal Code. (Fiscal Impact: None)

Mayor Busch stated that this was the time and place to conduct a public hearing to adopt a resolution establishing a fine schedule for animal control violations regulated by Title 6 of the El Segundo Municipal Code.

Deputy City Clerk Domann stated that proper notice had been given in a timely manner and that no communications had been received in the City Clerk’s Office.

Mitch Ta Vera, Police Chief, gave a report.
MOTION by Council Member Jacobson, SECONDED by Mayor Pro Tem Fisher to close the public hearing. MOTION PASSED BY UNANIMOUS VOICE VOTE: 5/0

Mark Hensley, City Attorney, read by title only:

RESOLUTION NO. 4699

A RESOLUTION ADOPTING A FINE SCHEDULE PURSUANT TO EL SEGUNDO MUNICIPAL CODE §§ 1-2-1 AND 6-1-5 FOR INFRACTION CITATIONS ISSUED FOR THE VIOLATIONS OF EL SEGUNDO MUNICIPAL CODE TITLE 6.

MOTION by Mayor Pro Tem Fisher, SECONDED by Council Member Jacobson to adopt Resolution No. 4699 adopting a fine schedule pursuant to El Segundo Municipal Code §§ 1-2-1 and 6-1-5 for infraction citations issued for the violations of El Segundo Municipal Code Title 6. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

C. UNFINISHED BUSINESS

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

E. CONSENT AGENDA

All items listed are to be adopted by one motion without discussion and passed unanimously. If a call for discussion of an item is made, the item(s) will be considered individually under the next heading of business.

2. Approved Warrant Numbers 2579906 to 2580177 on Register No. 4 in the total amount of $929,588.87 and Wire Transfers from 11/05/10 through 11/24/10 in the total amount of $2,614,350.43. Authorized staff to release. Ratified: Payroll and Employee Benefit checks; checks released early due to contracts or agreement; emergency disbursements and/or adjustments; and wire transfers.


4. Awarded a contract extension to the Jones Payne Group (JPG) for Design and Testing Services related to the Residential Sound Insulation (RSI) Program. (Fiscal impact: $90,000 – Non-General Fund) Authorized the City Manager to execute a contract extension in a form approved by the City Attorney.

5. Approved request from the Young American Parent Committee to waive the banner fees per El Segundo Municipal Code Sections 8-8-7 D1. (Fiscal Impact: $178.00)

6. PULLED FOR DISCUSSION BY COUNCIL MEMBER FUENTES

7. PULLED FOR DISCUSSION BY COUNCIL MEMBER BRANN
8. PULLED FOR DISCUSSION BY COUNCIL MEMBER BRANN

9. PULLED FOR DISCUSSION BY COUNCIL MEMBER JACOBSON

10. PULLED FOR DISCUSSION BY COUNCIL MEMBER FUENTES

MOTION by Mayor Pro Tem Fisher, SECONDED by Council Member Fuentes to approve Consent Agenda Items 2, 3, 4, and 5. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

CALL ITEMS FROM CONSENT AGENDA


MOTION by Council Member Fuentes, SECONDED by Council Member Jacobson to approve the one-year Memorandum of Understanding No. 4102 between the City of El Segundo and the El Segundo City Employees Association and adopt Resolution No. 4700 approving the Memorandum of Understanding. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

7. Consideration and possible action to approve a Resolution implementing the City's Last, Best, and Final Offer regarding the impacts of layoff, consisting of a severance package for the laid off employees within the City Employees Association bargaining unit. Fiscal Impact: $11,122.56.

MOTION by Mayor Busch, SECONDED by Mayor Pro Tem Fisher to approve Resolution No. 4701 implementing the City's Last, Best, and Final Offer regarding the impacts of layoff, consisting of a severance package for the laid off employees within the City Employees Association bargaining unit. MOTION PASSED BY THE FOLLOWING VOICE VOTE: AYES: MAYOR BUSCH, MAYOR PRO TEM FISHER, COUNCIL MEMBERS FUENTES AND JACOBSON; NOES: COUNCIL MEMBER BRANN. 4/1

8. Consideration and possible action to grant W.E. Construction, Inc. and Delmac Construction & Development, Inc. request to withdraw their bids because of mathematical mistakes in accordance with Public Contract Code Section 5101 and award a standard public works contract to EMAE International, Inc. for the construction of a new Beach Bathroom Facility and Lifeguard Station at the El Segundo Beach. Award Professional Services Agreement in the amount of $86,400.00 to Rubio Medina (RM) to provide construction management services for the El Segundo beach facility. Project No.: PW 10-09. (Fiscal Impact: $1,296,400.00) Authorize the City Manager to execute the Contracts in a form
as approved by the City Attorney. Authorize a construction contingency in the amount of $100,000.00 for unforeseen additional work.

MOTION by Mayor Busch, SECONDED by Council Member Jacobson to grant W.E. Construction, Inc. and Delmac Construction & Development, Inc. request to withdraw their bids because of mathematical mistakes in accordance with Public Contract Code Section 5101 and award a standard public works Contract No. 4103 to EMAE International, Inc. for the construction of a new Beach Bathroom Facility and Lifeguard Station at the El Segundo Beach. Award Professional Services Agreement No. 4104 in the amount of $86,400.00 to Rubio Medina (RM) to provide construction management services for the El Segundo beach facility. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

9. Consideration and possible action to award HF & H Consultants, LLC a Professional Services Agreement, in a form approved by the City Attorney, for consulting services to aid City staff in the development of a Request for Proposals for Residential Trash Collection services and selection and award of a new waste hauler contract to commence in August, 2011. (Fiscal Impact: $81,000.00)

MOTION by Mayor Busch, SECONDED by Mayor Pro Tem Fisher to award HF & H Consultants, LLC a Professional Services Agreement in a form approved by the City Attorney, for consulting services to aid City staff in the development of a Request for Proposals for Residential Trash Collection services and selection and award of a new waste hauler contract to commence in August, 2011. MOTION FAILED BY THE FOLLOWING VOTE: AYES: MAYOR BUSCH & MAYOR PRO TEM FISHER; NOES: COUNCIL MEMBERS BRANN, FUENTES AND JACOBSON. 2/3

10. Consideration and possible action to receive and file the supplemental notice that was mailed to property owners and renters regarding the City's Proposition 218 protest ballots process to potentially impose solid waste ("trash") fees and announce that the public hearing before the City Council on this matter has been continued from December 21, 2010, to January 18, 2011. (Fiscal Impact: None)

MOTION by Mayor Pro Tem Fisher, SECONDED by Council Member Fuentes to receive and file the supplemental notice that was mailed to property owners and renters regarding the City's Proposition 218 protest ballots process to potentially impose solid waste ("trash") fees and announce that the public hearing before the City Council on this matter has been continued from December 21, 2010, to January 18, 2011. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

F. NEW BUSINESS

11. Introduction of an Ordinance of the City Council amending Title 6 of the El Segundo Municipal Code in its entirety regarding Animal Control. (Fiscal Impact: None)
Mitch Tavera, Police Chief, gave a report.

Mark Hensley, City Attorney, read by title only:

ORDINANCE NO. 1457

AN ORDINANCE AMENDING EL SEGUNDO MUNICIPAL CODE §§ 6-2-13M 6-3-2, 6-3-3, 6-3-6, 6-5-5, AND 6-5-6 REGARDING THE REGULATION OF ANIMALS WITHIN THE CITY’S JURISDICTION.

Council Member Fuentes introduced the ordinance.

Second reading and adoption scheduled for December 21, 2010.

REPORTS – CITY MANAGER - NONE

REPORTS – CITY ATTORNEY- Announced that Council, in closed session, unanimously denied Claim 10-38, Shaun Cooley and Claim 10-41, New Cingular Wireless/PCS LLC (an affiliate of ATT Mobility, LLC).

REPORTS – CITY CLERK

12. Consideration and possible action regarding Council consensus to cancel the January 4, 2011 City Council Meeting. (Fiscal Impact: None)

MOTION by Mayor Pro Tem Fisher, SECONDED by Council Member Fuentes to cancel the January 4, 2011 City Council Meeting. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

REPORTS – CITY TREASURER

REPORTS – CITY COUNCIL MEMBERS

Council Member Fuentes – Attended the recent South Bay Council of Governments meeting. Spoke on the Recreation and Parks Production of “White Christmas”, and noted that today, December 7th, was the 69 anniversary of the bombing of Pearl Harbor.

Council Member Brann – NONE

Council Member Jacobson – Wished everyone Marry Christmas and Happy Holidays.

Mayor Pro Tem Fisher – Spoke on the annual Christmas Tree tree lighting Thursday, December 9th in the City Hall Plaza.
Mayor Busch – Stated that contract negotiations and concessions had been completed with all City bargaining units. Gave an update on the Residential Sound Insulation Program status. Reported his visit to Fort MacCarthur. Menorah Lighting, Holiday Parade on Sunday, and Santa’s Sleigh.

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have receive value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow Council to take action on any item not on the agenda. The Council will respond to comments after Public Communications is closed.

Peggy Tyrell, resident, spoke regarding the use heavy trash containers.

Mike Robbins, resident, spoke regarding bargaining units' Memorandum of Understandings.

Marc Rener, resident, spoke regarding Police and Fire services.

MEMORIALS – NONE

CLOSED SESSION – NONE

ADJOURNMENT at 9:11 pm.

______________________________
Cathy Domann, Deputy City Clerk
AGENDA DESCRIPTION:
Consideration and possible action regarding a new Alcoholic Beverage Control (ABC) license for on-site sale and off-site consumption of beer and wine at an existing Walgreens store, (Type 20 – Off-sale Beer and Wine) located at 331 North Sepulveda Boulevard. Applicant: Robert M. Silverman, Walgreens Co. (Fiscal Impact: N/A)
(Fiscal Impact: N/A)

RECOMMENDED COUNCIL ACTION:
1. Receive and file this report without objecting to a new Type 20 ABC license at 331 North Sepulveda Boulevard.; and/or
2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. Crime and Arrest Statistics by Reporting Districts (RD)
2. Police Reporting Districts Map
3. Planning Commission Staff Report and Resolution, dated December 9, 2010
4. Administrative Use Permit Revised Approval Letter, dated December 20, 2010

FISCAL IMPACT: None

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ORIGINATED BY: Kimberly Christensen, AICP, Planning Manager
REVIEWED BY: Greg Carpenter, Planning and Building Safety Director
APPROVED BY: Jack Wayt, City Manager

BACKGROUND AND DISCUSSION:

I. Background

In 1995, the City Council directed staff to bring all future ABC licenses to it for review. For alcohol sales at retail establishments, California regulations require a 30-day review and comment period after notifying local police and planning departments. The grounds of a protest, if any, should relate to public health, safety or welfare concerns. Based upon previous Council direction, staff is providing background information regarding this application.

II. Analysis

According to the most recent Crime and Arrest statistics report (January 2010 – June 2010,
Exhibit 1) prepared by the Police Department, the existing retail store is located in Reporting District (RD) 209. Based on the January – June 2010 reported data prepared by the Police Department, the district had a total of 15 Part I crimes (criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny-theft, motor vehicle theft and arson) and 33 Part II crimes for a total of 48 crimes. The Reporting District is considered a high crime area with a total of 48 crimes reported between January and June 2010. However, the Police Department and the Planning and Building Safety Department do not object to a new Type 20 ABC license for the proposed sale of beer and wine at the store.

This license request will allow the sale of beer and wine for off-site consumption. The approval of the ABC license request would be for the convenience of providing alcohol for sale within the retail store for its patrons, and not a necessity. The Planning Director made a finding of public convenience and necessity in his revised decision letter dated December 20, 2010. There are no other ABC licenses in this location. A request for a new Type 20 license is for this location. The hours to sell beer and wine in this location will be everyday between 6 a.m. and 2 a.m. The attached Planning Commission staff report describes some of the security measures existing and proposed to monitor the sale of beer and wine.

On December 2, 2010, the Director of Planning and Building Safety approved an Administrative Use Permit application (EA No. 894 and AUP No. 10-09) for 331 North Sepulveda Boulevard. The Director's decision was forwarded to the Planning Commission on December 9, 2010. On December 9, 2010, the Planning Commission chose to Receive and File the item with the conditions of approval.

ABC license review requires mandatory findings that are regulated by the Department of Alcoholic Beverage Control. The Department of Alcoholic Beverage Control (ABC) is responsible for running a complete background check on all alcohol license applicants, as well as conducting site inspections, before issuing any type of alcohol license.

III. Conclusion

Planning staff recommends that the Council receive and file this report without objecting to a new Type 20 ABC license at 331 North Sepulveda Boulevard.
# Part I and Part II Crimes Statistical Report

**Reported Period: January - June, 2010**

## High Crime Area by Reporting District

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**Number of Reporting Districts = 51**  
**Total Part I Crimes and Part II Crimes = 905**  
**City Average for all Reporting Districts (905/51) = 18**

**High Crime Area per B&P Code Section 23958.4 (18 x 120%) = 22**
CITY OF EL SEGUNDO

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 9, 2010

SUBJECT: Environmental Assessment No. 894 and Administrative Use Permit No. 10-09

APPLICANT: Robert M. Silverman, Walgreens Co.

PROPERTY OWNER: Force El Segundo LLC

REQUEST: An Administrative Use Permit request to allow the on-site sale and off-site consumption of alcohol at an existing Walgreens store (Type 20 Alcoholic Beverage Control (ABC) License).

PROPERTY INVOLVED: 330 North Sepulveda Boulevard

I. INTRODUCTION

The proposed project is a request for an Administrative Use Permit to allow the on-site sale and off-site consumption of beer and wine at an existing Walgreens store. The proposed hours to sell beer and wine are daily between 6 a.m. and 2 a.m. The proposed project is located at 330 North Sepulveda Boulevard in the General Commercial (C-3) Zone. The property is located on the block bounded by Indiana Street on the west, Sepulveda Boulevard on the east, Holly Avenue on the north, and Grand Avenue on the south.

III. ANALYSIS

The applicant is requesting approval of an Administrative Use Permit to allow an approximately 115 square feet of space within an existing Walgreens store to sell beer and wine for off-site consumption. Sale of beer and wine will occur between the hours of 6 a.m. and 2 a.m. Sunday through Monday. The Walgreens store has a floor area of approximately 13,650 square feet. The project proposes no structural change to the exterior of the building, building envelope, parking or landscaping. The applicant will not sell distilled spirits, malt liquor, single servings or any other variation.

The proposed project site is located in the General Commercial District (C-3). On October 13, 2005, the Planning Commission approved Resolution No. 2593 allowing the subdivision of the 2.36-acre property and the construction of the
Walgreens store (EA-668, SUB 05-05). The conditions of approval adopted for that project did not prohibit sale and consumption of alcohol as an allowed use. Pursuant to ESMC §15-5C-4(A), sale of alcohol require the approval an Administrative Use Permit. Beer will occupy a 35 square foot cooler, and wine will make up the beverage aisle for a total of 56 square feet. The storage area will consist of 22 square feet. The applicant proposes to adopt several security measures such as security cameras, public view monitors and locating the beer and wine shelves far away from the store entrance at the rear of the store. Patrons buying alcohol who appear to be under the age of 40 are asked for identification. The applicant states that there would be no exterior advertising or displays that would signify that beer and wine are sold on the premises.

The surrounding land uses are as follows:

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>Zone</th>
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<tr>
<td>North: Hacienda Hotel parking lot</td>
<td>C3</td>
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<tr>
<td>South: Restaurants, Bank</td>
<td>C3</td>
</tr>
<tr>
<td>East: Commercial offices</td>
<td>CO</td>
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<tr>
<td>West: Industrial</td>
<td>MM</td>
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</table>

Off-street Parking

There are 113 existing off-street parking spaces on the property, which meets the number of required parking spaces. The applicant will not alter the configuration of the existing parking and loading spaces. The proposed accessory use does not expand floor area already dedicated to retail and therefore does not require any additional off-street parking spaces.

Planning staff reviewed the application and the Planning and Building Safety Director made the necessary findings to grant an Administrative Use Permit. The attached letter specifies all of the required findings for the permit.

III. INTER-DEPARTMENTAL COMMENTS

The project application and plans were circulated to all departments and all comments are attached to the report. Staff has incorporated those comments as conditions of approval where appropriate.

IV. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The project includes an alcohol license for an existing retail store which results in a minor alteration in the operation of an existing building involving no expansion of the existing use. The project is not anticipated to have any significant impacts
with regard to traffic, noise, air quality, or water quality. Moreover, the project is proposed to be built on a site of not more than five acres surrounded by urban uses. Further, the site has no value as habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

V. **RECOMMENDATION**

Planning staff recommends that the Planning Commission Receive and File Administrative Use Permit No. 10-09.

VI. **EXHIBITS**

A. Administrative Use Permit Approval Letter, dated December 1, 2010  
B. Interdepartmental Comments  
C. Administrative Use Permit application  
D. Site Plan/Floor Plan, Site photographs

Prepared by: Bryan Fernandez, Assistant Planner  

Kimberly Christensen, AICP, Planning Manager  
Planning and Building Safety Department

Greg Carpenter, Director  
Planning and Building Safety Department
December 20, 2010

Robert M. Silverman
Walgreens Company
104 Wilmot Rd., MS 1420
Deerfield, IL 60015

RE: **Environmental Assessment No. EA-894 and Administrative Use Permit (AUP) No. 10-09 – Revised Letter**

On-Site Sale and Off-Site Consumption of Beer and Wine in Conjunction with the Operation of an Existing Pharmacy (Walgreens) for a Type 20 State of California Alcoholic Beverage Control License

**Address:** 331 North Sepulveda Boulevard, El Segundo, CA

Dear Mr. Silverman:

In accordance with El Segundo Municipal Code ("ESMC") Chapter 15-22, the Planning Division reviewed your application for the above-referenced project and the Director of Planning and Building Safety Department **APPROVED** Environmental Assessment No. EA-894 and Administrative Use Permit No. 10-09 for the on-site sale and off-site consumption of beer and wine at 331 North Sepulveda Boulevard. The following are the findings and facts in support of each finding for this decision:

**FINDINGS AND FACTS IN SUPPORT OF FINDINGS:**

**Environmental Assessment No. EA-894**

**Finding 1**

- The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities).
Facts in Support of Finding 1

1. The applicant proposes to convert a 115 square-foot portion of an existing 13,650 square-foot retail space to provide on-site sale and off-site consumption of beer and wine. The property is in an urbanized development area where it has adequate access and all public services and facilities are available. The block is currently developed as a shopping center that includes restaurants, a bank, and other retail uses, where there is adequate access and all public services and facilities are available. The site is in an area that is not environmentally sensitive. Therefore, the project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality.

Administrative Use Permit 10-09

Finding 1

• There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.

Facts in Support of Finding 1

1. The applicant proposes to provide on-site sale and off-site consumption of beer and wine inside Walgreens.

2. The site provides 113 parking spaces for 13,650 square feet of retail use. The sale of alcohol is a permitted retail use. The addition of alcohol sales does not require additional parking spaces. The parking spaces provided meet the parking requirements.

3. The General Plan Land Use designation for the site is General Commercial. The zoning for the site is General Commercial (C-3). Sale of alcohol is permitted in the General Commercial (C-3) Zone with the approval of an Administrative Use Permit.

4. The General Commercial (C-3) Zone permits, and the surrounding land uses include: commercial retail, a bank, and restaurants.

5. Walgreens must obtain a State of California Alcohol and Beverage Control (ABC) license for on-site sale and off-site consumption of alcohol (Type 20).

6. On December 9, 2010, the El Segundo Planning Commission is scheduled to Receive and File the Administrative Use Permit request.
**Finding 2**

- The proposed use is consistent and compatible with the purpose of the Zone in which the site is located.

**Facts in Support of Finding 2**

1. The General Plan Land Use designation for the site is Commercial Center.

2. The zoning for the site is General Commercial (C-3). The proposed use (on-site sale and off-site consumption of beer and wine requires an Administrative Use Permit in accordance with ESMC § 15-5C-4(A).

3. The purpose of the General Commercial (C-3) Zone is to provide for development of commercial establishments which serve a broad cross section of the city and surrounding area. The proposed use is consistent with this purpose of the zone in that sale of beer and wine is permitted in the General Commercial (C-3) Zone.

4. The proposed use is consistent with the Land Use Element in that the Commercial Center Land Use Category is intended to permit a mixture of community-serving retail, restaurants and other commercial service uses in an integrated shopping center design to serve a broad cross section of the City and surrounding area.

5. The proposed use is consistent with Land Use Element Goal LU4 in that it provides a stable tax base for the City through development of new commercial uses, and primarily within a mixed-use environment.

6. The proposed use is consistent with Land Use Element Objective LU4-1 in that it promotes the development of high quality retail facilities in proximity to major employment centers.

7. The surrounding land uses include: commercial retail, restaurant, office, and light industrial uses. The proposed sale of beer and wine will be compatible with the surrounding uses.

**Finding 3**

- The proposed location and use and the conditions under which the use would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

**Facts in Support of Finding 3**

1. The sale of beer and wine will be located inside an existing commercial building and will be constructed in accordance with all applicable codes and regulations. The project proposes no structural change to the exterior of the building, building
envelope, parking or landscaping. Sufficient parking will be provided on-site in compliance with ESMC Chapter 15-15.

2. The surrounding land uses include commercial retail, restaurants, industrial uses and a bank. The proposed sale of beer and wine and the Walgreens store is a permitted use within the C-3 Zone.

3. The proposed hours of operation are limited to 6:00 a.m. to 2:00 am. seven days a week. The beer and wine will be sold within a specific section of the store. Beer will occupy a 35 square foot cooler, and wine will make up the beverage aisle for a total of 56 square feet. The storage area will consist of 22 square feet. No live entertainment is proposed. The proposed sale of beer and wine, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

4. The issuance of this license at 331 North Sepulveda Boulevard to Walgreens Co. by the Alcoholic Beverage Control would serve a "Public Convenience or Necessity" as there are a limited number of large retail stores within the City. The store would serve the City’s 16,000 residents as well as the day time work force population of nearly 70,000 people. The business operation will not tend to create a law enforcement problem in consideration of the conditions of approval under which the store must operate.

Finding 4

- Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and mitigated.

Facts in Support of Finding 4

1. The sale of beer and wine will not create any new impacts that would not be normally associated with the operation of a retail store like Walgreens.

The proposed hours of operation and alcohol sales are limited from 6:00 a.m. to 2:00 a.m., seven days a week. The applicant proposes to adopt several security measures such as security cameras, public view monitors and locating the beer and wine shelves far away from the store entrance at the rear of the store. Patrons buying alcohol who appear to be under the age of 40 are asked for identification. The applicant states that there would be no exterior advertising or displays that would signify that beer and wine are sold on the premises.

2. The Walgreens store already provides adequate parking on-site. Sale of beer and wine is a retail activity that is not expanding the existing area devoted to retail.

3. In addition to complying with the requirements of the City of El Segundo and the State of California Department of Alcoholic Beverage Control the restaurant is
subject to County Health Department regulations that address and monitor impacts of fumes and odors.

**Finding 5**

- The State Department of Alcoholic Beverage Control has issued or will issue a license to sell alcohol to the applicant.

**Facts in Support of Finding 5**

1. The applicant must obtain a license from the State of California Department of Alcoholic Beverage Control (Type No. 20).

2. The issuance of this license at 331 North Sepulveda Boulevard to Walgreens Co. by the Alcoholic Beverage Control would serve a "Public Convenience or Necessity" as there are a limited number of large retail stores within the City. The store would serve the City’s 16,000 residents as well as the day time work force population of nearly 70,000 people. The business operation will not tend to create a law enforcement problem in consideration of the conditions of approval under which the store must operate.

**DIRECTOR OF PLANNING AND BUILDING SAFETY DEPARTMENT ACTION**

Based on these findings and facts in support of these findings, the Director of Planning and Building Safety Department APPROVES the proposed project, subject to the following conditions:

1. The hours of operation to sell beer and wine are limited to: 6:00 a.m. to 2:00 a.m. daily. Any change to the hours of operation or the hours that alcohol may be served is subject to review and approval by the Director of Planning and Building Safety.

2. Any subsequent modification to the project as approved must be referred to the Director of Planning and Building Safety for approval and a determination regarding the need for Planning Commission review of the proposed modification.

3. Any subsequent changes to the floor plan and areas where alcohol will be served must be reviewed and approved to the satisfaction of the Director of Planning and Building Safety Department.

4. The applicant must obtain and maintain all licenses required by the Alcoholic Beverage Control Act (Business & Professions Code §§ 23310 et seq.). The applicant must obtain and maintain a Type 20 license.

5. The restaurant operations must comply with ESMC §§ 7-2-1, et seq. regulating noise and vibration.
6. The Planning and Building Safety Department and the Police Department must be notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may be cause to schedule a hearing before the Planning Commission regarding the status of the administrative use permit.

7. The applicant must comply with all regulations of the Alcoholic Beverage Control Act and the regulations promulgated by the Alcoholic Beverage Control Board including, without limitation, the regulations set forth in 4 Cal. Code of Regs. §§ 55, et seq.

8. There must be no exterior advertising of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of specific alcoholic beverage products. Interior displays of alcoholic beverages which are clearly visible to the exterior constitute a violation of this condition.

9. All employees serving alcoholic beverages to patrons must enroll in and complete a certified training program approved by the State Department of Alcoholic Beverages Control (ABC) for the responsible sales of alcohol. The training must be offered to new employees on not less than a quarterly basis.

10. Any and all employees hired to sell alcoholic beverages must provide evidence that they have either:

   a. Completed training from the State of California Department of Alcoholic Beverage Control (ABC), Inglewood District Office administered Leadership and Education in Alcohol and Drugs (LEAD) Program in the form of an ABC-issued certificate; or,

   b. Completed an accepted equivalent by the ABC, Inglewood District Office to ensure proper distribution of beer, wine and distilled spirits to adults of legal age. If any prospective employee designated to sell alcoholic beverages does not currently have such training, then;

   c. The ABC-licensed proprietors must have confirmed with the Planning and Building Safety Department within fifteen (15) days of the Director's decision, or by final project approval, that a date certain has been scheduled within the local ABC Office to complete the LEAD course.

   d. Within thirty (30) days of taking said course, the employees, or responsible employer must deliver each required certificate showing completion to the Police Department.

11. The licensee must have readily identifiable personnel to monitor and control the behavior of customers inside the building premises. Staff must monitor activity outside in the parking lot and any adjacent property under the establishment's control to ensure the areas are generally free of people.
12. If complaints are received regarding excessive noise, parking availability, lighting, building access, and the like associated with the sale of beer and wine, the city may, in its discretion, take action to review the Administrative Use Permit, including without limitation, adding conditions or revoking the permit.

13. The building must not be occupied by more persons than allowed by the California Building Code, as adopted by the ESMC.

14. The building and any outdoor seating must comply with California Building and Fire Code requirements, as adopted by the ESMC.

15. The Applicant cannot sell distilled spirits, malt liquor, or single servings of alcoholic beverages.

16. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney’s fees), injuries, or liability, arising from the City’s approval of Environmental Assessment No. 894 and Administrative Use Permit No. 10-09. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of EA-894 or AUP 10-01, the Applicant agrees to defend the City (at the City’s request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section “the City” includes the City of El Segundo’s elected officials, appointed officials, officers, and employees.

PLANNING COMMISSION

This determination is scheduled to be received and filed by the Planning Commission at its December 9, 2010 meeting. Please be advised that this does not conclude the review process. The City Council will determine whether or not to protest the issuance of the ABC License (Type 20) at its meeting on December 21, 2010.

Should you have any questions, please contact Bryan Fernandez, Assistant Planner, at (310) 524-2343.

Sincerely,

[Signature]

Greg Carpenter, Director
Department of Planning and Building Safety

Cc: Matt Dzurec
AGENDA DESCRIPTION:
Consideration and possible action regarding a new Alcoholic Beverage Control (ABC) license for on-site sale and consumption of alcohol (Type 41 Alcoholic Beverage Control License) at Sammy’s Woodfired Pizza located at 780 South Sepulveda Boulevard # B (Fiscal Impact: N/A)

RECOMMENDED COUNCIL ACTION:
1. Receive and file this report without objecting to a new Type 41 ABC license at 780 South Sepulveda Boulevard # B; and/or,
2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
   1. Crime and Arrest Statistics by Reporting Districts (RD)
   2. Police Reporting Districts Map
   3. Planning Commission Staff Report dated December 9, 2010
   4. Approval Letter to Applicant dated December 2, 2010

FISCAL IMPACT: None
   Amount Budgeted: N/A
   Additional Appropriation: N/A
   Account Number(s): N/A

ORIGINATED BY: Kimberly Christensen, AICP, Planning Manager
REVIEWED BY: Greg Carpenter, Planning and Building Safety Director
APPROVED BY: Jack Wayt, City Manager

BACKGROUND AND DISCUSSION:

I. Background

In 1995, the City Council directed staff to bring all future ABC licenses to it for review. For alcohol sales at restaurants, California regulations require a 30-day review and comment period after notifying local police and planning departments. The grounds of a protest, if any, should relate to public health, safety or welfare concerns. Based upon previous Council direction, staff is providing background information regarding this application.
II. Analysis

According to the most recent Crime and Arrest statistics report (January – June 2010, Exhibit 1) prepared by the Police Department, the proposed restaurant is located in Reporting District (RD) 318. Based on 2010 reported data prepared by the Police Department, the district had a total of 35 Part I crimes (criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny-theft, motor vehicle theft and arson), and 40 Part II crimes. The Reporting District is considered a high crime area with a total of 75 crimes reported between January and June 2010. However, the Police Department and the Planning and Building Safety Department do not object to a new ABC license for the proposed restaurant.

This license request will allow the sale of beer and wine in conjunction with the operations of a restaurant. A request for a new license is required, since no previous alcohol license existed at the proposed location. The applicant’s proposed hours for alcohol sales will be the same as the hours the restaurant is open. The restaurant’s hours of operation are limited to: 11:00 a.m. to 11:00 p.m. on Monday through Sunday.

On December 2, 2010, the Director of Planning and Building Safety approved an Administrative Use Permit application (EA No. 864, AUP No. 10-01) for 780 South Sepulveda Boulevard # B. The Director’s decision was forwarded to the Planning Commission on December 9, 2010. On December 9, 2010, the Planning Commission chose to Receive and File the item with the conditions of approval.

ABC license review requires mandatory findings that are regulated by the Department of Alcoholic Beverage Control. The City’s AUP process is separate. The Department of Alcoholic Beverage Control (ABC) is responsible for running a complete background check on all alcohol license applicants, as well as conducting site inspections, before issuing any type of alcohol license.

III. Conclusion

Planning staff recommends that the Council receive and file this report without objecting to a new Type 41 ABC license at 780 South Sepulveda Boulevard # B.
### PART I AND PART II CRIMES STATISTICAL REPORT
REPORTED PERIOD: JANUARY – JUNE, 2010

#### HIGH CRIME AREA BY REPORTING DISTRICT

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</tr>
<tr>
<td>323</td>
<td>2</td>
<td>2</td>
<td>4</td>
</tr>
</tbody>
</table>

**Number of Reporting Districts = 51**

**Total Part I Crimes and Part II Crimes = 905**

**City Average for all Reporting Districts (905 / 51) = 18**

**High Crime Area per B&P Code Section 23958.4 (18 x 120%) = 22**
I. **Introduction**

The proposed project is a request for an Administrative Use Permit to allow the on-site sale and consumption of alcohol at a new restaurant within an existing commercial building located at 780 South Sepulveda Boulevard in the Commercial Center (C-4) Zone. The applicant is requesting a Type 41 license from the California Department of Alcoholic Beverage Control for the on-site sale and consumption of beer and wine in the restaurant and in a new outdoor dining area. The Director made the necessary findings to grant an Administrative Use Permit for the on-site sale and consumption of alcohol and approved the Administrative Use Permit on December 2, 2010 (see Exhibit C).

II. **Analysis**

**Project Description**

The subject site is an existing commercial building in the northwest portion of the Plaza El Segundo shopping center. The applicant proposes to convert 3,360 square feet of the existing building into a new restaurant and to add a 920 square-
foot outdoor dining patio. The proposed hours of operation are 11 a.m. to 11 p.m. daily.

The outdoor patio is proposed along the north and east sides of the building. The patio will be approximately 920 square feet in size and will be enclosed with a stucco wall to match the building material along the north side and a black wrought iron fence along the east side. The portion of the patio area along the north side of the building will be covered by an awning extending to the edge of the patio. The outdoor dining area along the east side of the building will be covered using free-standing umbrellas above each table. The material and colors of the patio wall, fence, and awning will be compatible with those existing on the building.

The interior of the restaurant includes a main dining area and a bar area. The main dining area will contain 106 seats, the bar will contain 11 seats, and the outdoor dining area will contain 60 seats for a total of 177 seats. The following chart summarizes the proposed dining and seating areas:

<table>
<thead>
<tr>
<th>PROPOSED RESTAURANT</th>
<th>PROPOSED SQUARE FOOTAGE</th>
<th>NUMBER OF SEATS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor Dining/Bar</td>
<td>1,711 SF</td>
<td>117 seats</td>
</tr>
<tr>
<td>Outdoor Patio</td>
<td>920 SF</td>
<td>60 seats</td>
</tr>
<tr>
<td>Total</td>
<td>2,631 net SF of seating area</td>
<td>177 seats</td>
</tr>
</tbody>
</table>

Restaurants are a permitted use in this Zoning District in accordance with the Commercial Center (C-4) Zone and Section 4.1.5 of the Development Agreement by and between the City of El Segundo and developer of the Plaza El Segundo project. The proposed use (on-site sale and consumption of beer and wine) requires an Administrative Use Permit (AUP) in accordance with El Segundo Municipal Code § 15-5G-4(A).
The following chart is the parking analysis for the proposed uses:

<table>
<thead>
<tr>
<th>PROPOSED</th>
<th>PROPOSED SQUARE FOOTAGE - REQUIRED PARKING RATIO</th>
<th>REQUIRED PARKING SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESTAURANT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indoor Dining</td>
<td>1,711 net SF – 1 Space/75 SF</td>
<td>22.81 Parking Spaces</td>
</tr>
<tr>
<td>and Bar</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-dining area</td>
<td>1,649 SF – 1 Space/250 SF</td>
<td>6.60 Parking Spaces</td>
</tr>
<tr>
<td>Outdoor Patio</td>
<td>720 SF – 1 Space/75 SF*</td>
<td>9.6 Parking Spaces</td>
</tr>
<tr>
<td>Total</td>
<td>4,080 net SF</td>
<td>39 Parking Spaces**</td>
</tr>
</tbody>
</table>

* Pursuant to El Segundo Municipal Code § 15-15, parking for outdoor dining areas is required only for the portion that exceeds 200 square feet or 20 percent of the indoor dining area, whichever is less.


The Development Agreement between the City and the developer allows parking to be shared across parcel lines. Therefore, the parking demand from the new restaurant will be adequately addressed by the available parking on the subject parcel and the adjacent parcels in the shopping center.

The restaurant dining hours of operation are limited to: Monday through Sunday from 11:00 a.m. to 11:00 p.m. The outdoor patio would be open the same hours as the restaurant. Any change to the hours of operation is subject to review and approval by the Director of Planning and Building Safety.

Planning staff reviewed the application and the Director made the necessary findings to grant an Administrative Use Permit. The attached letter specifies all of the required findings for the permit.

III. Inter-Departmental Comments

The project applications and plans were circulated to the Police Department, Fire Department and Building Division for review. The Departments submitted comments which have been incorporated in this report (See Exhibit A).

IV. Conclusion

Planning staff recommends that the Planning Commission Receive and File Administrative Use Permit No. 10-01.
V. Exhibits

A. Inter-Departmental Comments
B. Applications
C. Administrative Use Permit No. 10-01 Approval Letter, dated December 2, 2010.
D. Plans

Prepared by: Paul Samaras, Principal Planner

Kimberly Christensen, AICP, Planning Manager
Department of Planning & Building Safety

Greg Carpenter, Director
Department of Planning & Building Safety
Comments from the Department of Building Safety

The Environmental Assessment Number is EA-864
The address is 780 S Sepulveda Blvd
The use is a restaurant
The occupancy is A-2/B
The type of construction is V-B
The Building Code used is the 2007 CBC, and the 2007 CPC
(Note if plans are submitted after 1-1-11, then the project must comply with the
2010 CBC, and 2010 CPC)

Comments:
The fixed awning covering the seating area is to have a fire retardant roof, which is not
the same as a flame retardant material. The awning area counts toward the square footage
of the building, and is to have sprinklers as required for the rest of the building.
There is to be a 44” wide aisle way that connects the two required exits inside the
building, and to the exit gates serving the outdoor dining areas.
The plumbing fixture count is to provided per table 4-1 of the 2007 CPC.
There are to be 2-disabled access seating spaces in the outdoor seating area with
umbrellas.
The project is to provide complete calculation and details for the soffits, suspended
ceiling, metal panels and awning. Since the suspended ceiling is more than 6’ below the
support, the use of the El Segundo Standard detail cannot be used.
Health Department approval will be required prior to any building permit approval.
<table>
<thead>
<tr>
<th>Type of Building or Occupancy</th>
<th>Water Closetsa (Fixtures per Person)</th>
<th>Urinals (Fixtures per Person)</th>
<th>Lavatories (Fixtures per Person)</th>
<th>Bathtubs or Showers (Fixtures per Person)</th>
<th>Drinking Fountainsb,c   (Fixtures per Person)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Elementary</strong></td>
<td>Male: 1 per 30, 1 per 25</td>
<td>Male: 1 per 75</td>
<td>Male: 1 per 35</td>
<td>Male: 1 per 35</td>
<td>1 per 1:1:15</td>
</tr>
<tr>
<td><strong>Secondary</strong></td>
<td>Female: 1 per 30, 1 per 25</td>
<td></td>
<td>Female: 1 per 35</td>
<td>Female: 1 per 35</td>
<td>1 per 1:1:15</td>
</tr>
<tr>
<td><strong>Others (colleges, universities, adult centers, etc.)</strong></td>
<td>Male: 1 per 40, 1 per 30</td>
<td>Male: 1 per 35</td>
<td>Male: 1 per 35</td>
<td>Male: 1 per 35</td>
<td>1 per 1:1:15</td>
</tr>
<tr>
<td><strong>Worship places</strong></td>
<td>Male: 1 per 100</td>
<td>Male: 1 per 150</td>
<td>Male: 1 per 2 water closers</td>
<td>Male: 1 per 2 water closers</td>
<td>1 per 1:1:15</td>
</tr>
<tr>
<td><strong>Worship places</strong></td>
<td>Female: 1 per 75</td>
<td></td>
<td>1 per 2 water closers</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>principal assembly place</strong></td>
<td>Male: 1 per 150</td>
<td></td>
<td>1 per 2 water closers</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>principal assembly place</strong></td>
<td>Female: 1 per 75</td>
<td></td>
<td>1 per 2 water closers</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or any fraction thereof.
2. Building categories not shown on this table shall be considered separately by the Authority Having Jurisdiction.
3. Drinking fountains shall not be installed in toilet rooms.
4. Laundry trays. One (1) laundry tray or one (1) automatic washer standpipe for each dwelling unit or one (1) laundry tray or one (1) automatic washer standpipe, or combination thereof, for each twelve (12) apartments. Kitchen sinks, one (1) for each dwelling or apartment unit.
5. For each urinal added in excess of the minimum required one water closet may be deducted. The number of water closets shall not be reduced to less than two-thirds (2/3) of the minimum requirement.
6. As required by ANSI ZA.1, Sanitation in Places of Employment.
7. Where there is exposure to skin contamination with poisonous, infectious, or irritating materials, provide one (1) lavatory for each five (5) persons.
8. Twenty-four (24) linear inches (610 mm) of wash sink or eighteen (18) inches (467 mm) of a circular basin, when provided with water outlets for such space, shall be considered equivalent to one (1) lavatory.
9. Laundry trays, one (1) for each fifty (50) persons. Service sinks, one (1) for each hundred (100) persons.
10. General: In applying this schedule of facilities, consideration shall be given to the accessibility of the fixtures. Conformity purely on a numerical basis may not result in an installation suited to the needs of the individual establishment. For example, schools should be provided with toilet facilities on each floor having classrooms.
   a. Surrounding materials, wall, and floor space to a point two (2) feet (610 mm) in front of urinal lip and four (4) feet (1219 mm) above the floor, and at least two (2) feet (610 mm) to each side of the urinal shall be lined with non-absorbent materials.
   b. Trough urinals shall be prohibited.
11. A restaurant is defined as a business that sells food to be consumed on the premises.
   a. The number of occupants for a drive-in restaurant shall be considered as equal to the number of parking stalls.
   b. Employee toilet facilities shall not be included in the above restaurant requirements. Hand-washing facilities shall be available in the kitchen for employees.
12. Where food is consumed indoors, water stations may be substituted for drinking fountains. Offices, or public buildings for use by more than six (6) persons shall have one (1) drinking fountain for the first one hundred fifty (150) persons and one (1) additional fountain for each three hundred (300) persons thereafter.
13. There shall be a minimum of one (1) drinking fountain per occupied floor in schools, theaters, auditoriums, dormitories, offices, or public buildings.
14. The total number of water closets for males shall be at least equal to the total number of water closets and urinals required for females. This requirement shall not apply to Retail or Wholesale Stores.
15. For smaller-type Public and Professional Offices such as banks, dental offices, law offices, real estate offices, architectural offices, engineering offices, and similar uses. A public area in these offices shall use the requirements for Retail or Wholesale Stores.
16. A unisex facility (one water closet and one lavatory) may be used when the customer occupant load for the dining area, including outdoor seating area, is 10 or less and the total number of employees for the space is 4 or less.
17. Recreation or community room in multiple dwellings or apartment buildings, regardless of their occupant load, shall be permitted to have separate single-accommodation facilities in common-use areas within units or multi-family residential occupancies where the use of these areas is limited exclusively to owners, residents, and their guests. Examples are community recreation or multi-purpose areas in apartments, condos, townhouses, or mix.
18. A drinking fountain shall not be required in occupancies of 30 or less. When a drinking fountain is not required, then footnotes 3, 12, and 13 are not applicable.
19. [BSC, DSA-AC, DSA-SS, HCD & OSHPD] In accordance with Sections 108.7 and 301.2, the Authority Having Jurisdiction may approve alternative design criteria when determining the minimum number of plumbing fixtures.
20. Fixtures need to be located within the locked room provided a communication system or procedure is in effect to give the minor immediate access to a lavatory, toilet and drinking fountain.
### Table A. Occupant Load Factor:

<table>
<thead>
<tr>
<th>Group</th>
<th>Description</th>
<th>Occupant Load Factor (square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Auditoriums, convention halls, dance floors, lodge rooms, stadiums, and casinos; use 1/2 “one-half” the number of fixed seating</td>
<td>15 (where no fixed seating is provided)</td>
</tr>
<tr>
<td></td>
<td>Conference rooms, dining rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages, and similar uses, including restaurants classified as Group B occupancies</td>
<td>30 (where no fixed seating is provided)</td>
</tr>
<tr>
<td></td>
<td>Worship places; principal assembly area, educational and activity unit; use 1/2 “one-half” the number of fixed seating</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>Office or public buildings (area accessible to the public)</td>
<td>200</td>
</tr>
<tr>
<td>E</td>
<td>Schools for daycare, elementary, secondary</td>
<td>50</td>
</tr>
<tr>
<td>F</td>
<td>Educational Facilities Other than Group E</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td>Colleges, universities, adult centers, etc.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Workshops, foundries and similar establishments</td>
<td>2,000</td>
</tr>
<tr>
<td></td>
<td>Hazardous materials fabrication and storage</td>
<td>2,000</td>
</tr>
<tr>
<td></td>
<td>Hospital general use area, health care facilities</td>
<td>200</td>
</tr>
<tr>
<td>M</td>
<td>Retail or Wholesale stores</td>
<td>200</td>
</tr>
<tr>
<td>R</td>
<td>Congregate residence, Group R-1</td>
<td>200</td>
</tr>
<tr>
<td>S</td>
<td>Warehouse</td>
<td>5,000</td>
</tr>
</tbody>
</table>

* Any uses not specifically listed shall be based on similar uses listed in this table. For building or space with mixed occupancies, use appropriate occupancy group for each area (for example, a school may have an “A” occupancy for the gymnasium, a “B” occupancy for the office, an “E” occupancy for the classrooms, etc.)

** Accessory areas may be excluded (for example: hallway, restroom, stair enclosure)
Fire Department Comments

Environmental Assessment #: EA-864
Administrative Use Permit No: AUP 10-101
Address: 780 South Sepulveda Bl., Suite B
Applicant: Sammy’s Woodfired Pizza – Anthony Kulick
Business Name: Sammy’s Woodfired Pizza
Property Owner: PES Partners, LLC

COMMENTS: The Fire Department, Fire Prevention Division, has reviewed the proposed Environmental Assessment and has the following conditions of approval regarding the proposed Environmental Assessment.

1. The applicant must comply with the applicable requirements of the 2007 California Building and Fire Codes and the 2006 International Fire Code as adopted by the City of El Segundo and El Segundo Fire Department Regulations. Please be advised the City of El Segundo is adopting the 2010 editions of the California Building and Fire Codes, effective January 1, 2011.

2. The applicant must provide the following conditions for the interior fire feature:
   a. A barrier must be provided around the fire feature to prevent accidental access into the fire feature.
   b. The distance between the fire feature and combustible material and furnishings must meet the fire feature’s listing and manufacturer’s requirements.
   c. If the fire feature’s protective barrier exceeds ambient temperatures, all exit paths and occupant seating must be a minimum 36 inches from the fire feature.

Reviewed By: James Carver, Fire Marshal  Date: December 1, 2010
City of El Segundo
Inter-Departmental Correspondence

December 1, 2010

To: Greg Carpenter, Director of Planning and Building and Safety

From: Mitch Tavera, Chief of Police

Subject: EA-864 and Administrative Use Permit No. 10-101
Applicant: Sammy's Woodfired Pizza
Address: 780 South Sepulveda Blvd., Suite B
Owner: Anthony Kulick

During the review process of the above listed ABC License application, the Police Department reviewed the application and approved its issuance without comment.

Based upon that process, the Police Department at this time does not intend on protesting the issuance of this license.
APPLICATION FOR AN ADMINISTRATIVE USE PERMIT

Environmental Assessment No: 864  AUP No: 10-01

Date: 3/16/2010

Applicant:
Sammy's Woodfired Pizza
Name (print or type)
7596 Eads Avenue, Suite 200
Address
La Jolla, CA 92037
City/St/Zip

Check One:  Owner ☐  Lessee ☑  Agent ☐

Property Owner:
PES PARTNERS LLC
Name (print or type)
321 - 12th STREET
Address
MANHATTAN BEACH, CA 90266
City/St/Zip

Phone 858-456-8018 x110  Fax 858-456-1368
Email tony@sammyspizza.com

Signature
Anthony Kulick

Representative of applicant: (i.e., attorney, expeditor, etc.)

Not applicable

Name (print or type)

Phone
Fax

Email

Signature

Dan Crosser

EA-864; AUP 10-01; MISC 10-01
780 S. Sepulveda Blvd.

058
Request: Under the provisions of Section 15-22-3 of the El Segundo Municipal Code, application for consideration of an Administration Use Permit for the above described property.

1. Describe in detail the entire proposed project (type of construction, materials to be used, uses involved, i.e., bank, general office, industrial, restaurant, etc.) buildings, and other equipment necessary to the project.

   The proposed project is a tenant improvement remodel of an existing building for an approximately 2475 square foot upscale and family dining restaurant, with an approximately 950 square foot patio. The restaurant will provide alcohol service, which is the reason for applying for the AUP. This building location is identified above.

2. Describe the existing development on the site (include square footages and uses of each building).

   SEE ATTACHED PARCEL MAP + PARKING ANALYSIS and overall plan for further description.

   #1. cont'd - as PAD A on the attached parcel map, the patio will be located on the north and east side of the building (swabeling around the corner). The restaurant will have 117 seats inside and 60 patio seats. The hours of operation, including alcohol service, will be 11:00 am to 11:00 pm, seven days per week.
3. Explain in detail why this particular site is especially suited for the proposed development and how it is compatible with the purpose of the zone.

Site is currently developed and the use complies with C-4 zoning permitted uses. This site is developed as a shopping center with retail and other restaurant uses (that also serve alcohol) that are compatible with our proposed use.

4. Describe how the proposed project relates to the development of adjacent properties and the immediate area and will not have detrimental effects to the adjacent properties or neighborhood.

The areas adjacent to the project site include highly developed commercial and industrial land uses and some open space areas. The area north of the site includes the West Basin Municipal Water District, Fed Ex, Public Storage Units, and office buildings. Further north along Sepulveda Blvd. is a public golf course. To the north and north east of the project site is the Raytheon Complex. West of the project site, along Sepulveda Blvd., is the Chevron Oil Refinery. All of these existing uses are in the City of El Segundo. South of the project site and East along Rosecrans Blvd. are a variety of office buildings, medical offices and large retail stores, located in the cities of Hawthorne and Manhattan Beach. Residential uses in the city of Manhattan Beach are located to the southwest of the Rosecrans/ Sepulveda intersection, behind the commercial uses that front on those streets. Office buildings, a theater complex and retail and restaurant uses are located to the east of the project site in the City of El Segundo.

5. Describe the requested hours of operation of the proposed use/uses. Please list hours for each use if there are multiple uses on the site. If the application is for an alcohol permit, please also clarify if any entertainment is proposed and what are the requested hours of entertainment.

The hours of operation will be from 11:00 am to 11:00 pm seven days per week. There will be no entertainment.

6. If the application is for an alcohol permit, please list the type of alcohol license you are requesting (i.e., Type 41, On-site Sale and Consumption of beer and wine).

We are requesting a Type 41, On-site Sale and Consumption of beer and wine.
NOTE: Separate Affidavits must be submitted if there are multiple owners.

OWNER'S AFFIDAVIT

I, We [Name], being duly sworn depose and say that I/we the OWNER of the property involved in this application and that I/we have familiarized myself (ourselves) with the rules and regulation of the City of El Segundo with respect to preparing and filing this application and that the foregoing statements herein contained and the information documents and all plans attached hereto are in all respects true and correct to the best of my/our knowledge and belief.

[Signature] [Date]

STATE OF CALIFORNIA, )
County of Los Angeles , ss.

On his [Date] day of [Month], 20 , before me, the undersigned Notary Public in and for said County and State, personally appeared [Name], known to me to be the person whose name subscribe to the within instrument, and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal.

[Notary Public's Signature]

Notary Public in and for said County and State
OWNER'S AUTHORIZATION

I hereby authorize Anthony Kulick to act for me in all matters relevant to this application. I understand that this person will be the primary contact on the project and will be sent all information and correspondence.

Owner's Signature

Date 2-19-10

APPLICANT AFFIDAVIT

I, we Anthony Kulick am (are) the APPLICANT(S) of the property involved in this application; I (we) have familiarized myself (ourselves) with the rules and regulation of the City of El Segundo with respect to preparing and filing this application; and the information documents and all plans is true and correct to the best of my (our) knowledge and belief.

Applicant's Signature

Date 2/11/10

STATE OF CALIFORNIA, )
County of San Diego ) ss.

On this 11th day of February, 2010, before me, Patricia Hernandez, Notary Public, personally appeared Anthony Kulick, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Patricia Hernandez
Signature of Notary Public

PATRICIA HERNANDEZ
Commission # 1920564
Notary Public - California
San Diego County
State of California

County of Los Angeles

On February 19, 2010 before me, Natalie Spencer, Notary Public, personally appeared Daniel D. Crosser who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

[Seal]
EXHIBIT A

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Legal Description of Phase 1 - 29.2 Acre Parcel

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 3 SOUTH RANGE 14 WEST IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEGINNING AT A POINT IN THE EASTERLY LINE OF SEPULVEDA BOULEVARD, AS DESCRIBED IN THE FINAL DEGREE OF CONDEMNATION IN BOOK 13174 AT PAGE 92, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING 1040 FEET NORTHERLY, MEASURED ALONG SAID EASTERLY LINE. FROM THE INTERSECTION OF SAID EASTERLY LINE WITH THE NORTHERLY LINE OF LOT 4 OF TRACT NO. 1314, AS PER MAP RECORDED IN BOOK 20, PAGE 161 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE AS FOLLOWS: SOUTH 0° 01' EAST A DISTANCE OF 70.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 3050.00 FEET; SOUTHERLY ALONG SAID CURVE A DISTANCE OF 292.78 FEET; SOUTH 5° 29' WEST A DISTANCE OF 389.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2950.00 FEET; SOUTHERLY ALONG SAID CURVE A DISTANCE OF 283.18 FEET; AND SOUTH 0° 01' EAST A DISTANCE OF 3.90 FEET TO THE NORTHERLY LINE OF AFORESAID LOT 4 OF TRACT NO. 1314; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4, SOUTH 60° 41' EAST A DISTANCE OF 5.74 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO THE PACIFIC ELECTRIC LAND COMPANY, RECORDED IN BOOK 5839, PAGE 185 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID LAND SO DESCRIBED A PORTION OF WHICH IS SHOWN ON A MAP FILED FOR RECORD WITH THE DEED RECORDED IN BOOK 6708 PAGE 304 OF SAID DEED RECORDS, SOUTH 70° 41' EAST, A DISTANCE OF 219.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 458.59 FEET; THENCE EASTERLY ALONG SAID CURVE IN SAID NORTHERLY LINE A DISTANCE OF 475.29 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF SAID LAND SO DESCRIBED, NORTH 49° 56' 05" EAST A DISTANCE OF 1601.41 FEET TO AN INTERSECTION WITH A LINE WHICH IS PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND PASSES THROUGH THE POINT OF BEGINNING; THENCE NORTH 89° 59' 30" WEST, A DISTANCE OF 1820.11 FEET TO THE POINT OF BEGINNING.

Legal Description Of Phase 1 - 8.1 Acre Parcel

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 3 SOUTH RANGE 14 WEST IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE PACIFIC ELECTRIC LAND COMPANY RECORDED IN BOOK 5839, PAGE 185 OF DEEDS, WITH A LINE PARALLEL WITH THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, WHICH PASSES THROUGH A POINT IN THE EASTERLY LINE OF SEPULEDA BOULEVARD, AS DESCRIBED IN THE FINAL DECREE OF CONDEMNATION RECORDED IN BOOK 13174, PAGE 92, OFFICIAL RECORDS, SAID POINT BEING 1040 FEET NORTHERLY, MEASURED ALONG SAID EASTERLY LINE FROM THE INTERSECTION OF SAID EASTERLY LINE WITH THE NORTHERLY LINE OF LOT 4 OF TRACT NO. 1314, AS PER MAP RECORDED IN BOOK 20, PAGE 161 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE ABOVE MENTIONED NORTHWESTERLY LINE SOUTH 49° 56' 05" WEST A DISTANCE OF 1801.41 FEET TO THE BEGINNING OF A TANGENT CURVE IN SAID NORTHWESTERLY LINE CONCAVE NORTHERLY AND HAVING A RADIUS OF 458.59 FEET; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 347.79 FEET TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 6706, PAGE 304, OF DEEDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LAND THE FOLLOWING COURSES AND DISTANCES; SOUTH 68° 48' 25" EAST 98.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 421.07 FEET; THENCE EASTERLY ALONG SAID CURVE 390.17 FEET; THENCE TANGENT TO SAID CURVE AT ITS POINT OF ENDING NORTH 58° 06' 05" EAST 172.86 FEET; THENCE NORTH 49° 56' 05" EAST A DISTANCE OF 1388.71 FEET TO A POINT WHICH BEARS SOUTH 40° 03' 55" EAST FROM THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE, NORTH 40° 03' 55" WEST 200 FEET TO THE POINT OF BEGINNING.

Legal Description of Phase 1B

PARCEL 1, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, OF PARCEL MAP NO. 17911, AS PER MAP FILED IN BOOK 269 PAGES 82 THROUGH 84, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALL OF PARCEL 2 AND THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 17911, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 269, PAGES 82 THROUGH 84 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF A LINE PARALLEL WITH AND 120.00 FEET EASTERLY OF THE LINE SHOWN ABOVE DESCRIBED "S 00° 02' 26" W 418.50" ON SAID PARCEL MAP.
The existing development is a shopping center with approximately 400,000 square feet of retail and restaurant uses. Sammy's Woodfired Pizza will be located in the northernmost portion of Pad A, occupying approximately 3,500 square feet. Further tenant detail is attached as "The Collection" and "The Edge."
# City of El Segundo

**Planning and Building Safety**
350 Main Street
El Segundo, CA 90245
(310) 524-2344; Fax (310) 322-4167
www.elsegundo.org

## ENVIRONMENTAL CHECKLIST

<table>
<thead>
<tr>
<th>Environmental Assessment No:</th>
<th>864</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date:</td>
<td>3/16/2010</td>
</tr>
</tbody>
</table>

### BACKGROUND

1. **Project Title:** Sammy's Woodfired Pizza
2. **Project Location:** 790-B South Sepulveda
   El Segundo, CA 90245
3. **Applicant:** Sammy's Woodfired Pizza

<table>
<thead>
<tr>
<th>Name (print or type)</th>
<th>Phone</th>
<th>Fax</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anthony Kulick</td>
<td>858-456-8018x110</td>
<td>858-456-1368</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>7596 Eads Avenue</td>
<td><a href="mailto:tony@sammyspizza.com">tony@sammyspizza.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City/St/Zip</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>La Jolla, CA 92037</td>
<td>Anthony Kulick</td>
</tr>
</tbody>
</table>

4. **Property Owner**

<table>
<thead>
<tr>
<th>Name (print or type)</th>
<th>Phone</th>
<th>Fax</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comstock-Homes LLC</td>
<td>310-546-5781</td>
<td>310-546-2802</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manhattan Beach, CA 90260</td>
<td><a href="mailto:decrosser@comstock-homes.com">decrosser@comstock-homes.com</a></td>
</tr>
</tbody>
</table>

City of El Segundo Initial Study Applicant Questionnaire

1 of 17

EA-864; AUP 10-01; MISC 10-01
780 S. Sepulveda Blvd.
5. Representative of applicant: (i.e., attorney, expeditor, etc.)

Name (print or type): Not applicable
Phone
Fax
Email
Address
City/St/Zip

6. Architect/Engineer:

Name (print or type): James Scott Fleming
Phone 619-743-5770
Fax
Email sflcmgna@aol.com
Signature
City/St/Zip

Property situated at: See Legal Description Attached (Exhibit A)
(Exact legal description including Assessor Parcel Information. Provide attachment, if necessary).

General location: 710-800 S. Sepulveda Blvd between Rosecrans Ave & Hoernes Way
Address (Street/Avenue)
(Street/Avenue)

Existing Zoning: C-4
General Plan Land Use Designation: Commercial Center

II. PROJECT INFORMATION

1. Site Area: 144' x 92' Bldg Area: 358,762 Bldg. Height: 45' max.
   Floor Area Ratio (FAR): 0.264
   Percent of lot coverage by structures: 26.9%

2. Total no. employees: 48 Max. per shift: 19 Days/Hours of operation: 11:00 am - 11:00 pm

3. Number of on-site parking spaces provided: 35 (1935 total project)

4. Proposed construction scheduling: June to September 2010

5. Will any permits (including a Hazardous Materials Business Plan) be required from agencies other than the City? (please explain) Yes - Health Permit and Alcoholic Beverage Control Licenses

6. Will the project use, store, or dispose of potentially hazardous chemicals, materials, toxic substances, flammables or explosives? (please explain) Yes - wood for oven

If yes to either 5 or 6 please describe in detail on a separate sheet.

City of El Segundo Initial Study Applicant Questionnaire

2 of 17
7. Existing land uses of the subject site and surrounding properties:

Subject property: Shopping center with approximately 400,000 square feet of retail
North: Vacant lot of retail, West Basin Municipal Water District, Fire Station, Public Storage Office
East: Raytheon Complex
South: Office buildings, retail, medical offices
West: Chevron Oil Refinery

8. Physical Site:

Will the project modify existing natural features? [X] No
Estimated cubic yards of grading involved in the project: Cut=_____ Fill=_____

9. Other public agencies whose approval is required: (e.g., permits, financing, approval or participation agreement, etc.) [X] Health Dept. and Alcoholic Beverage Control

III. ENVIRONMENTAL SETTING

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach and label photographs of the site and surrounding area.

The project site, as it exists, is a shopping center with approximately 400,000 square feet of retail and restaurant uses (Exhibit B).

2. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach and label photographs of the site and surrounding area.

The area adjacent to the project site include highly developed commercial and industrial land uses and some open space areas. The area north of the site includes the West Basin Municipal Water District, Fire Station, Public Storage Units, and office buildings. Further north, along Sepulveda Blvd. is a public golf course. To the north and north-east of the project site is the Raytheon Complex. West of the project site, along Sepulveda Blvd., is the Chevron Oil Refinery. All of these existing uses are in the city of El Segundo. South of the project site and east along Reservoir Blvd. are a variety of office buildings, medical offices, and large retail stores, located in the cities of Hawthorne and Manhattan Beach. Residential uses in the City of Manhattan Beach are located to the southwest of the Reservoir/Sepulveda intersection. Behind commercial uses that front on these streets, office buildings, a hotel complex and retail and restaurant uses are located to the east of the project site in the City of El Segundo.
IV. ENVIRONMENTAL IMPACTS

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics  ☐ Agricultural Resources  ☐ Air Quality
☐ Biological Resources  ☐ Cultural Resources  ☐ Geology/Soils
☐ Hazards & Hazardous Materials  ☐ Hydrology/Water Quality  ☐ Land Use/Planning
☐ Mineral Resources  ☐ Noise  ☐ Population/Housing
☐ Public Services  ☐ Recreation  ☐ Transportation/Traffic
☐ Utilities/Service Systems  ☐ Mandatory Findings of Significance

EVALUATION OF IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. The checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." You must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a. Earlier Analyses Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. The explanation of each issue should identify:
   a. the significance criteria or threshold, if any, used to evaluate each question; and
   b. the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES

A brief written explanation is required for all of your responses to the following questions except those checked “No Impact.” Your responses must be keyed to the corresponding question (e.g., a response to the first question should begin with “I x” followed by your narrative response).
<table>
<thead>
<tr>
<th>Issues:</th>
<th>Potentially Significant Impact</th>
<th>Less than Significant Impact With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. AESTHETICS. Would the project:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a). Have a substantial adverse effect on a scenic vista?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b). Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c). Substantially degrade the existing visual character or quality of the site and surroundings?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d). Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>II. AGRICULTURAL RESOURCES. In determining whether Impacts to agricultural resources are significant environmental Effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared By the California Dept. of Conservation as an optional model To use in assessing impacts on agriculture and farmland. Would the project:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a). Convert Prime Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared Pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-Agricultural use?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b). Conflict with existing zoning or agricultural use, or a Williamson Act contract?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c). Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>III. AIR QUALITY. Where available, the significance criteria Established by the applicable air quality management or air Pollution control district may be relied upon to make the Following determinations. Would the project:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a). Conflict with or obstruct implementation of the applicable air quality plan?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b). Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
**Issues:**

<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>c). Result in a cumulatively considerable net increase of any criteria pollutant for which the project region nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d). Expose sensitive receptors to substantial pollutant concentrations?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e). Create objectionable odors affecting a substantial number of people?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

**IV. BIOLOGICAL RESOURCES. Would the project:**

<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a). Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b). Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c). Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological Interruption, or other means?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d). Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e). Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f). Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat Conservation plan?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
### Issues:

<table>
<thead>
<tr>
<th>V. CULTURAL RESOURCES. Would the project:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a). Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the Public Resources Code?</td>
</tr>
<tr>
<td>b). Cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5 of the Public Resources Code?</td>
</tr>
<tr>
<td>c). Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</td>
</tr>
<tr>
<td>d). Disturb any human remains, including those interred outside of formal cemeteries?</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>VI. GEOLOGY AND SOILS. Would the project:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a). Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:</td>
</tr>
<tr>
<td>i). Rupture of a known earthquake fault, as defined on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</td>
</tr>
<tr>
<td>ii). Strong seismic ground shaking?</td>
</tr>
<tr>
<td>iii). Seismic-related ground failure, including liquefaction?</td>
</tr>
<tr>
<td>iv). Landslides?</td>
</tr>
<tr>
<td>b). Result in substantial soil erosion or the loss of topsoil?</td>
</tr>
<tr>
<td>c). Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</td>
</tr>
<tr>
<td>d). Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</td>
</tr>
<tr>
<td>e). Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</td>
</tr>
</tbody>
</table>
**VII. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

a). Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?  
   - Potentially Significant Impact: 
   - Less than Significant Impact: 
   - Without Mitigation Incorporated: 
   - Less Than Significant Impact: 
   - No Impact: ☐

b). Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment?  
   - Potentially Significant Impact: 
   - Less than Significant Impact: 
   - Without Mitigation Incorporated: 
   - Less Than Significant Impact: 
   - No Impact: ☐

c). Emit hazardous emissions or handle or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  
   - Potentially Significant Impact: 
   - Less than Significant Impact: 
   - Without Mitigation Incorporated: 
   - Less Than Significant Impact: 
   - No Impact: ☐

d). Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?  
   - Potentially Significant Impact: 
   - Less than Significant Impact: 
   - Without Mitigation Incorporated: 
   - Less Than Significant Impact: 
   - No Impact: ☐

e). For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people working in the project area?  
   - Potentially Significant Impact: 
   - Less than Significant Impact: 
   - Without Mitigation Incorporated: 
   - Less Than Significant Impact: 
   - No Impact: ☐

f). For a project within the vicinity of a private air strip, would the project result in a safety hazard for people residing or working in the project area?  
   - Potentially Significant Impact: 
   - Less than Significant Impact: 
   - Without Mitigation Incorporated: 
   - Less Than Significant Impact: 
   - No Impact: ☐

g). Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  
   - Potentially Significant Impact: 
   - Less than Significant Impact: 
   - Without Mitigation Incorporated: 
   - Less Than Significant Impact: 
   - No Impact: ☐

h). Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?  
   - Potentially Significant Impact: 
   - Less than Significant Impact: 
   - Without Mitigation Incorporated: 
   - Less Than Significant Impact: 
   - No Impact: ☐

**VIII. HYDROLOGY AND WATER QUALITY.** Would the project:

a). Violate any water quality standards or waste discharge requirements?  
   - Potentially Significant Impact: 
   - Less than Significant Impact: 
   - Without Mitigation Incorporated: 
   - Less Than Significant Impact: 
   - No Impact: ☐

b). Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land use or planned uses for which permits have been granted?  
   - Potentially Significant Impact: 
   - Less than Significant Impact: 
   - Without Mitigation Incorporated: 
   - Less Than Significant Impact: 
   - No Impact: ☐
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<tr>
<th>Issues:</th>
<th>Potentially Significant Impact</th>
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<tr>
<td>c). Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</td>
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<td>d). Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site?</td>
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<td>e). Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage system or provide substantial additional sources or polluted runoff?</td>
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<td>f). Otherwise substantially degrade water quality?</td>
<td>☐</td>
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<td>g). Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</td>
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<td>h). Place within a 100-year flood hazard area structures which would impede or redirect flood water?</td>
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<td>i). Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</td>
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<td>j). Inundation by seiche, tsunami, or mudflow?</td>
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**IX. LAND USE AND PLANNING. Would the project:**

a). Physically divide an established community? | ☐                              | ☐                             | ☑         |

b). Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoking or mitigating an environmental effect? | ☐                              | ☐                             | ☑         |

c). Conflict with any applicable habitat conservation plan or natural community conservation plan? | ☐                              | ☐                             | ☑         |

**X. MINERAL RESOURCES. Would the project:**

a). Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐                              | ☐                             | ☑         |
Issues:

b). Result in the loss of availability of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? □ □ □ □

XI. NOISE. Would the project result in:

a). Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standard of other agencies? □ □ □ □

b). Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? □ □ □ □

c). A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? □ □ □ □

d). A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? □ □ □ □

e). For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? □ □ □ □

f). For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? □ □ □ □

XII. POPULATION AND HOUSING. Would the project:

a). Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)? □ □ □ □

b). Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? □ □ □ □

c). Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? □ □ □ □
### XIII. PUBLIC SERVICES. Would the project:

a). Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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<th>Service</th>
<th>Potentially Significant Impact</th>
<th>Less than Significant Impact</th>
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<tr>
<td>Fire protection?</td>
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<td>Police protection?</td>
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<td>Schools?</td>
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<td>Parks?</td>
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<td>Other public facilities?</td>
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### XIV. RECREATION. Would the project:

a). Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated:

b). Does the project include recreation facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment:

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### XV. TRANSPORTATION/TRAFFIC. Would the project:

a). Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections:

b). Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways:

c). Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks:

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**Issues:**

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<th>Less than Significant Impact With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
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<tr>
<td>d.</td>
<td>Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</td>
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<td>e.</td>
<td>Result in inadequate emergency access?</td>
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<td>f.</td>
<td>Result in inadequate parking capacity?</td>
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<td>g.</td>
<td>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?</td>
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**XVI. UTILITIES AND SERVICE SYSTEMS.** Would the project:

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<th>Less Than Significant Impact</th>
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<td>a.</td>
<td>Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</td>
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<tr>
<td>b.</td>
<td>Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
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<tr>
<td>c.</td>
<td>Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
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<td>d.</td>
<td>Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</td>
<td>☐</td>
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<td>e.</td>
<td>Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</td>
<td>☐</td>
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<tr>
<td>f.</td>
<td>Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</td>
<td>☐</td>
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<td>g.</td>
<td>Comply with federal, state, and local statutes and regulations related to solid waste?</td>
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a). Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b). Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

c). Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
OWNER'S AFFIDAVIT

I, We P.E.S. Partners, LLC being duly sworn deposite and say that I/We am the OWNER of the property involved in this application and that I/We have familiarized myself (ourselves) with the rules and regulation of the City of El Segundo with respect to preparing and filing this application and that the foregoing statements herein contained and the information on documents and all plans attached hereto are in all respects true and correct to the best of my/our knowledge and belief.

Signature  20-1 January 2010

STATE OF CALIFORNIA
County of Los Angeles

On this __________ day of __________ 20____, before me, the undersigned Notary Public in and for said County and State, personally appeared ____________________ known to me to be the person whose name ____________________ subscribed to the within instrument, and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal.

Notary Public in and for said County and State
State of California

County of Los Angeles

On February 19, 2010 before me, Natalie Spencer, Notary Public, personally appeared Daniel D. Crosser who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature of Notary]

(SEAL)
AGENT AUTHORIZATION

I hereby authorize [TONY KOLICK] to act for me/us in all matters relevant to this application. I understand that this person will be the exclusive contact on the project and will be sent all information and correspondence.

Owner's Signature: DAN CROSSER

AGENT AFFIDAVIT

I, We [ANTHONY KOLICK] being duly sworn depose and say that I/We am the AGENT of the property involved in this application and that I/We have familiarized myself (ourselves) with the rules and regulation of the City of El Segundo with respect to preparing and filing this application and that the foregoing statements herein contained and the information on documents and all plans attached hereto are in all respects true and correct to the best of my/our knowledge and belief.

Signature: [Signature]  
Date: 3/4/20  

STATE OF CALIFORNIA, )
County of Los Angeles )ss.

On this __________ day of __________ 20____, before me, the undersigned Notary Public in and for said County and State, personally appeared ______________________ known to me to be the person whose name ______________________ subscribed to the within instrument, and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal.

Notary Public in and for said County and State

City of El Segundo Initial Study Applicant Questionnaire
State of California

County of San Diego

On March 11, 2010, before me, Patricia Hernandez, Notary Public, personally appeared Anthony Kulick, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature of Notary]
Planning Staff to complete

Date Received: 3/16/2010

EA No: 364

Planner: (print name)  PAUL SAMAEAS

Related Application Nos.  AVP 10-01

Signature:  ASAMAEAS

Fee Paid: $155
EXHIBIT A

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Legal Description of Phase 1 - 29.2 Acre Parcel

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 3 SOUTH RANGE 14 WEST IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEGINNING AT A POINT IN THE EASTERLY LINE OF SEPULVEDA BOULEVARD, AS DESCRIBED IN THE FINAL DECREES OF CONDEMNATION RECORDED IN BOOK 13174 AT PAGE 92, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING 1040 FEET NORTHERLY, MEASURED ALONG SAID EASTERLY LINE, FROM THE INTERSECTION OF SAID EASTERLY LINE WITH THE NORTHERLY LINE OF LOT 4 OF TRACT NO. 1314, AS PER MAP RECORDED IN BOOK 20, PAGE 161 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE AS FOLLOWS: SOUTH 0° 01' EAST A DISTANCE OF 70.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 3050.00 FEET; SOUTHERLY ALONG SAID CURVE A DISTANCE OF 292.75 FEET; SOUTH 5° 29' WEST A DISTANCE OF 389.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2950.00 FEET; SOUTHERLY ALONG SAID CURVE A DISTANCE OF 283.18 FEET; AND SOUTH 0° 01’ EAST A DISTANCE OF 3.80 FEET TO THE NORTHERLY LINE OF AFORESAID LOT 4 OF TRACT NO. 1314; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4, SOUTH 60° 41’ EAST A DISTANCE OF 5.74 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO THE PACIFIC ELECTRIC LAND COMPANY, RECORDED IN BOOK 5839, PAGE 185 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID LAND SO DESCRIBED A PORTION OF WHICH IS SHOWN ON A MAP FILED FOR RECORD WITH THE DEED RECORDED IN BOOK 6708 PAGE 304 OF SAID DEED RECORDS, SOUTH 70°41’ EAST, A DISTANCE OF 219.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 458.59 FEET; THENCE EASTERLY ALONG SAID CURVE IN SAID NORTHERLY LINE A DISTANCE OF 475.29 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF SAID LAND SO DESCRIBED, NORTH 49° 56’ 05” EAST A DISTANCE OF 1601.41 FEET TO AN INTERSECTION WITH A LINE WHICH IS PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND PASSES THROUGH THE POINT OF BEGINNING; THENCE NORTH 89° 59’ 30” WEST, A DISTANCE OF 1820.11 FEET TO THE POINT OF BEGINNING.

Legal Description Of Phase 1 - 8.1 Acre Parcel

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 3 SOUTH RANGE 14 WEST IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERNLY LINE OF THE LAND DESCRIBED IN DEED TO THE PACIFIC ELECTRIC LAND COMPANY RECORDED IN BOOK 5839, PAGE 185 OF DEEDS, WITH A LINE PARALLEL WITH THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, WHICH Passes THROUGH A POINT IN THE EASTERLY LINE OF SEPULVEDA BOULEVARD, AS DESCRIBED IN THE FINAL DECREE OF CONDEMNATION RECORDED IN BOOK 13174, PAGE 92, OFFICIAL RECORDS, SAID POINT BEING 1040 FEET NORTHERLY, MEASURED ALONG SAID EASTERLY LINE FROM THE INTERSECTION OF SAID EASTERLY LINE WITH THE NORTHERLY LINE OF LOT 4 OF TRACT NO. 1314, AS PER MAP RECORDED IN BOOK 20, PAGE 161 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE ABOVE MENTIONED NORTHWESTERNLY LINE SOUTH 49° 56' 05" WEST A DISTANCE OF 1601.41 FEET TO THE BEGINNING OF A TANGENT CURVE IN SAID NORTHWESTERNLY LINE CONCAVE NORTHERLY AND HAVING A RADIUS OF 458.59 FEET; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 347.79 FEET TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 6706, PAGE 304, OF DEEDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LAND THE FOLLOWING COURSES AND DISTANCES; SOUTH 68° 48' 25" EAST 98.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 421.07 FEET; THENCE EASTERLY ALONG SAID CURVE 390.17 FEET; THENCE TANGENT TO SAID CURVE AT ITS POINT OF ENDING NORTH 58° 06' 05" EAST 172.86 FEET; THENCE NORTH 49° 56' 05" EAST A DISTANCE OF 1388.71 FEET TO A POINT WHICH BEARS SOUTH 40° 03' 55" EAST FROM THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE, NORTH 40° 03' 55" WEST 200 FEET TO THE POINT OF BEGINNING.

Legal Description of Phase 1B

PARCEL 1, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, OF PARCEL MAP NO. 17911, AS PER MAP FILED IN BOOK 269 PAGES 82 THROUGH 84, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALL OF PARCEL 2 AND THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 17911, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 269, PAGES 82 THROUGH 84 INCLOSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF A LINE PARALLEL WITH AND 120.00 FEET EASTERLY OF THE LINE SHOWN ABOVE DESCRIBED "S 00° 02' 26"W 418.50" ON SAID PARCEL MAP.
EXHIBIT B-1
SITE PLAN – PHASE 1
[FOLLOWING]
December 2, 2010

Anthony Kulick
Sammy's Woodfired Pizza
7596 Eads Avenue, Suite 200
La Jolla, CA 92037

RE: Environmental Assessment No. EA-864 and Administrative Use Permit (AUP) No. 10-01
On-Site Sale and Consumption of Beer and Wine in Conjunction with the Operation of a New Restaurant (Sammy's Woodfired Pizza) for a (Type 41 State of California Alcoholic Beverage Control License)
Address: 780 South Sepulveda Boulevard, Suite B, El Segundo CA

Dear Mr. Kulick:

In accordance with El Segundo Municipal Code (“ESMC”) Chapter 15-22, the Planning Division reviewed your application for the above-referenced project and the Director of Planning and Building Safety Department APPROVED Environmental Assessment No. EA-864 and Administrative Use Permit No. 10-01 for the on-site sale and on-site consumption of beer and wine at 780 South Allied Way, Suite B. The following are the findings and facts in support of each finding for this decision:
FINDINGS AND FACTS IN SUPPORT OF FINDINGS:

Environmental Assessment No. EA-864

Finding 1

- The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities) and § 15303 as a Class 3 (New Construction of Small Structures).

Facts in Support of Finding 1

1. The applicant proposes to convert an existing 3,360 square-foot retail space into a new restaurant use, to add a 920 square-foot outdoor dining area, and provide on-site sale and consumption of beer and wine. The property is in an urbanized development area where it has adequate access and all public services and facilities are available. The site is currently developed as a 378,000 square-foot shopping center where it has adequate access and all public services and facilities are available. The site is in an area that is not environmentally sensitive. Therefore, the project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality.

Administrative Use Permit 10-01

Finding 1

- There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.

Facts in Support of Finding 1

1. The applicant proposes to provide on-site sale and consumption of beer and wine in a new restaurant. The restaurant will be located in an existing retail building at 780 South Sepulveda Boulevard in the Commercial Center (C-4) Zone. The building is part of the Plaza El Segundo shopping center. The restaurant will be approximately 4,280 square feet in area. The restaurant will contain 106 seats in the general dining area, 11 seats in the bar area, and 60 seats in the outdoor dining area for a total of 177 seats. The outdoor dining area is proposed along the north and east sides of the building with direct access from the front of the restaurant.
2. The minimum number of required parking spaces for the restaurant and patio (based upon the proposed uses) is 39 parking stalls which will be provided on-site.

3. The General Plan Land Use designation for the site is Commercial Center. The zoning for the site is Commercial Center (C-4). Restaurants are permitted in the Commercial Center (C-4) Zone and on-site sale and consumption of alcohol is permitted with the approval of an Administrative Use Permit.

4. The Commercial Center (C-4) Zone permits, and the surrounding land uses include: commercial retail, restaurant, and office uses. The proposed restaurant will be similar and compatible with the surrounding uses.

5. The restaurant must obtain a State of California Alcohol and Beverage Control (ABC) license for on-site sale and consumption of alcohol (Type 41).

6. On December 9, 2010, the El Segundo Planning Commission is scheduled to Receive and File the Administrative Use Permit request.

**Finding 2**

- The proposed use is consistent and compatible with the purpose of the Zone in which the site is located.

**Facts in Support of Finding 2**

1. The General Plan Land Use designation for the site is Commercial Center.

2. The zoning for the site is Commercial Center (C-4). Restaurants are a permitted use in this Zoning District. The proposed use (on-site sale and consumption of beer and wine at a new restaurant) requires an Administrative Use Permit in accordance with ESMC § 15-5G-4(B).

3. The purpose of the Commercial Center (C-4) Zone is to provide for developing commercial establishments (retail and services) serving the City and surrounding area. The proposed use is consistent with this purpose of the zone in that restaurant and outdoor dining uses are permitted in the Commercial Center (C-4) Zone.

4. The proposed use is consistent with the Land Use Element in that the Commercial Center Land Use Category is intended to permit a mixture of community-serving retail, restaurants and other commercial service uses in an integrated shopping center design to serve a broad cross section of the City and surrounding area.
5. The proposed use is consistent with Land Use Element Goal LU4 in that it provides a stable tax base for the City through development of new commercial uses, primarily within a mixed-use environment, without adversely affecting the viability of Downtown.

6. The proposed use is consistent with Land Use Element Objective LU4-1 in that it promotes the development of high quality retail facilities in proximity to major employment centers.

7. The surrounding land uses include: commercial retail, restaurant, office, and light and heavy industrial uses. The proposed restaurant will be compatible with the surrounding uses.

**Finding 3**

- The proposed location and use and the conditions under which the use would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

**Facts in Support of Finding 3**

1. The restaurant will be located inside an existing commercial building and will be constructed in accordance with all applicable codes and regulations. New construction is proposed as part of the current request for the alcohol license, but will be limited to interior remodeling of the existing building and the addition of a awning structure and a railing to enclose the outdoor patio. Sufficient parking will be provided on-site and on a neighboring parcel in compliance with ESMC Chapter 15-15.

2. The surrounding land uses include commercial retail, restaurant, and office uses, and light industrial uses. The proposed restaurant is a permitted use within the C-4 Zone.

3. The proposed restaurant includes a 920 square-foot outdoor dining patio.

4. The restaurant dining hours of operation are limited to 11:00 a.m. to 11:00 p.m. seven days a week. The outdoor dining patio would be open the same hours as the restaurant. No live entertainment is proposed and the restaurant will be required to meet the noise and vibration requirements of ESMC § 7-2-1. The proposed hours are similar to other businesses in the immediate vicinity. Therefore, the proposed restaurant, including the outdoor dining area will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
Finding 4

- Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and mitigated.

Facts in Support of Finding 4

1. The sale of alcohol will not create any new impacts that would not be normally associated with the operation of a restaurant with an indoor dining area and outdoor patio area.

2. The proposed hours of operation and alcohol sales are limited from 11:00 a.m. to 11:00 p.m., seven days a week. These hours also apply to the outdoor patio. The proposed restaurant is located in a predominantly commercial area that is not adjacent to any residential uses, which will minimize noise impacts on sensitive uses.

3. The proposed restaurant will provide adequate parking on-site and on the neighboring parcel. In addition, the restaurant is located on the street level within an existing shopping center, which will make it accessible by pedestrians on site and limit the vehicular traffic to and from the site.

4. In addition to complying with the requirements of the City of El Segundo and the State of California Department of Alcoholic Beverage Control the restaurant is subject to County Health Department regulations that address and monitor impacts of fumes and odors.

Finding 5

- The State Department of Alcoholic Beverage Control has issued or will issue a license to sell alcohol to the applicant.

Facts in Support of Finding 5

1. The applicant must obtain a license from the State of California Department of Alcoholic Beverage Control (Type No. 41).

DIRECTOR OF PLANNING AND BUILDING SAFETY DEPARTMENT ACTION

Based on these findings and facts in support of these findings, the Director of Planning and Building Safety Department APPROVES the proposed project, subject to the following conditions:
1. The restaurant dining hours of operation are limited to: 11:00 a.m. to 11:00 p.m. daily. The outdoor patio would be open the same hours as the restaurant. Food service must be available in the indoor dining area and the outdoor patio during the dining hours. Any change to the hours of operation or the hours that alcohol may be served is subject to review and approval by the Director of Planning and Building Safety.

2. The seating within the restaurant must be limited to 117 indoor dining seats, including a maximum of 11 bar seats, and the outdoor patio must not exceed 60 seats. The restaurant will contain a combined total of 177 seats.

3. Any subsequent modification to the project as approved must be referred to the Director of Planning and Building Safety for approval and a determination regarding the need for Planning Commission review of the proposed modification.

4. Any subsequent changes to the floor plan and areas where alcohol will be served must be reviewed and approved to the satisfaction of the Director of Planning and Building Safety Department.

5. The applicant must obtain and maintain all licenses required by the Alcoholic Beverage Control Act (Business & Professions Code §§ 23300 et seq.). The applicant must obtain and maintain a Type 41 license.

6. The restaurant operations must comply with ESMC §§ 7-2-1, et seq. regulating noise and vibration.

7. The Planning and Building Safety Department and the Police Department must be notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may be cause to schedule a hearing before the Planning Commission regarding the status of the administrative use permit.

8. The applicant must comply with all regulations of the Alcoholic Beverage Control Act and the regulations promulgated by the Alcoholic Beverage Control Board including, without limitation, the regulations set forth in 4 Cal. Code of Regs. §§ 55, et seq.

9. The applicant must post a sign in a clear and conspicuous location listing a phone number at which a responsible party may be contacted during all open hours of the establishment to address any concerns of the community regarding noise in the restaurant, patio and parking lot. Said contact's name and phone number must also be available through the restaurant staff at all times.

10. The applicant must, at all times, display a Designated Driver sign of at least ten inches by ten inches (10" X 10") in the bar and restaurant dining areas at eye
level. The sign must be worded in a way that reminds patrons who are consuming alcohol to designate a non-drinking driver.

11. There must be no exterior advertising of any kind or type including advertising directed to the exterior from within, promoting or indicating the availability of specific alcoholic beverage products. Interior displays of alcoholic beverages which are clearly visible to the exterior constitute a violation of this condition.

12. All employees serving alcoholic beverages to patrons must enroll in and complete a certified training program approved by the State Department of Alcoholic Beverages Control (ABC) for the responsible sales of alcohol. The training must be offered to new employees on not less than a quarterly basis.

13. Any and all employees hired to sell alcoholic beverages must provide evidence that they have either:

   a. Completed training from the State of California Department of Alcoholic Beverage Control (ABC), Inglewood District Office administered Leadership and Education in Alcohol and Drugs (LEAD) Program in the form of an ABC-issued certificate; or,

   b. Completed an accepted equivalent by the ABC, Inglewood District Office to ensure proper distribution of beer, wine and distilled spirits to adults of legal age. If any prospective employee designated to sell alcoholic beverages does not currently have such training, then;

   c. The ABC-licensed proprietors must have confirmed with the Planning and Building Safety Department within fifteen (15) days of the Director's decision, or by final project approval, that a date certain has been scheduled within the local ABC Office to complete the LEAD course.

   d. Within thirty (30) days of taking said course, the employees, or responsible employer must deliver each required certificate showing completion to the Police Department.

14. The licensee must have readily identifiable personnel to monitor and control the behavior of customers inside the building premises. Staff must monitor activity outside in the parking lot and any adjacent property under the establishment's control to ensure the areas are generally free of people and are cleared of patrons and their vehicles one-half hour after closing.

15. If complaints are received regarding excessive noise, parking availability, lighting, building access, and the like associated with the restaurant and the outdoor patio area, the city may, in its discretion, take action to review the Administrative Use Permit, including without limitation, adding conditions or revoking the permit.
16. The outdoor dining/seating area must comply with ESMC § 15-2-16.

17. The building must not be occupied by more persons than allowed by the California Building Code, as adopted by the ESMC.

18. The building and any outdoor seating must comply with California Building and Fire Code requirements, as adopted by the ESMC.

19. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney’s fees), injuries, or liability, arising from the City’s approval of Environmental Assessment No. 864 and Administrative Use Permit No. 10-01. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of EA-864 or AUP 10-01, the Applicant agrees to defend the City (at the City’s request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section “the City” includes the City of El Segundo’s elected officials, appointed officials, officers, and employees.

PLANNING COMMISSION

This determination is scheduled to be received and filed by the Planning Commission at its December 9, 2010 meeting. Please be advised that this does not conclude the review process. The City Council will determine whether or not to protest the issuance of the ABC License (Type 41) at its meeting on January 18, 2010.

Should you have any questions, please contact Paul Samaras, Principal Planner, at (310) 524-2312.

Sincerely,

[Signature]
Greg Carpenter, Director
Department of Planning and Building Safety
AGENDA DESCRIPTION:
Consideration and possible action regarding: 1) approval of an updated list of pre-approved consultants that provide environmental review services pursuant to California Environmental Quality Act guidelines (CEQA) and National Environmental Policy Act (NEPA) regulations to assist the City in the processing of entitlement projects; and 2) to authorize the City Manager to execute Professional Services Agreements in an amount not to exceed $200,000 (increased from $125,000 currently), in a form approved by the City Attorney, for developer reimbursed environmental review services pursuant to CEQA and NEPA regulations from the pre-approved list of consultants (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:
1. Approve the attached list of consultants to provide environmental review and traffic consultant services;
2. Authorize the City Manager to sign Professional Service Agreements for developer reimbursed environmental review services approved as to form by the City Attorney in an amount not to exceed $200,000; and/or,
3. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. List of qualified environmental planning consultants and traffic consultants

FISCAL IMPACT: N/A

Amount Budgeted: N/A
Additional Appropriation: N/A
Account Number(s): N/A

ORIGINATED BY: Kimberly Christensen, AICP, Planning Manager
REVIEWED BY: Greg Carpenter, Director of Planning and Building Safety
APPROVED BY: Jack Wayt, City Manager

BACKGROUND AND DISCUSSION:
The Planning Division provides administration and review of all entitlement projects concerning environmental review pursuant to CEQA and NEPA regulations. Due to the size, scope, and complexity of projects and the specialized technical areas of expertise needed to prepare CEQA and NEPA documents, the City utilizes environmental consultants, traffic consultants and various other technical sub-consultants to prepare the necessary documents as prescribed by State and Federal regulations respectively.
exceed $200,000, in a form approved by the City Attorney, for developer reimbursed environmental review services pursuant to CEQA and NEPA regulations with consultants from the list of firms pre-approved by Council.
1. Craig Fajnor, Principal
   EcoTierra Consulting
   3520 Overland Avenue, Suite A10
   Los Angeles, CA 90034
   Direct: (213) 235-4771
   Main: (213) 235-4771
   craig@ecotierraconsulting.com

2. Terri Vitar, Regional Vice-President
   Ruta Thomas, Senior Group Manager, CEQA/NEPA
   EIP Associates (A Division of PBS&J)
   12301 Wilshire Boulevard, Suite 430
   Los Angeles, CA 90025
   Phone: (310) 268-8132
   Fax: (310) 268-8175
   RKThomas@pbsj.com

3. Glenn LaJoie, AICP, Vice President, Planning/Environmental
   Collette Morse, AICP, Senior Associate
   RBF Consulting
   14725 Alton Parkway
   Irvine, CA 92618-2027
   Phone: (949) 472-3505/(949) 855-3653
   Fax: (949) 837-4122
   gal@rbf.com
   cmorse@rbf.com

4. Steve Svete, AICP, President
   Rincon Consultants, Inc.
   172 North Ashwood Avenue
   Ventura, CA 93003
   Phone: (805) 644-4455
   Fax: (805) 644-4240
   svete@rinconconsultants.com

5. Tony Locasciullo, AICP, Managing Principal
   Impact Sciences
   803 Camarillo Springs Road, Suite A
   Camarillo, CA 93012
   Phone: (805) 437-1900
   Fax: (805) 437-1901
   tlocasciullo@impactsciences.com

6. John Bridges, FAICP, Principal
   AECOM
   1420 Kettner Boulevard, Suite 500
   San Diego, CA 92101
   Phone: (619) 233-1454 Ext. 764-6898
   Fax: (619) 233-0952
   john.bridges@aecom.com

7. Jay Ziff, Principal, Director of Environ. Planning
   PCR Services Corporation
   233 Wilshire Boulevard, Suite 130
   Santa Monica, CA 90401
   Phone: (310) 451-4488
   Fax: (310) 451-5279

8. Laura Stetson, AICP, Vice President
   Hogle-Ireland
   201 South Lake Avenue, Suite 308
   Pasadena, CA 91101
   Phone: (626) 356-4460 Ext. 23
   Fax: (626) 356-4464
AGENDA DESCRIPTION:
Consideration and possible action regarding the approval of a Professional Services Agreements with PBS&J, to provide environmental review services pursuant to the California Environmental Quality Act (CEQA) for the 540 East Imperial Avenue-Imperial School Site Project. (Fiscal Impact: up to $142,859 Developer Reimbursed Trust Fund)

RECOMMENDED COUNCIL ACTION:
1. Approve a budget appropriation of up to $142,859 to provide environmental review services;
2. Authorize the City Manager to execute a Professional Service Agreement for environmental review services approved as to form by the City Attorney in an amount not to exceed $142,859; and/or;
3. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. PBS&J Cost Proposal
2. PBS&J Proposal for Preparation of the Environmental Review Document for the 540 East Imperial Avenue-Imperial School Site Project

FISCAL IMPACT: $142,859

Amount Budgeted: N/A
Additional Appropriation: $142,859
Account Number(s): Developer Reimbursed Trust Fund to be established for this project

ORIGINATED BY: Kimberly Christensen, AICP, Planning Manager
REVIEWED BY: Greg Carpenter, Director of Planning and Building Safety
APPROVED BY: Jack Wayt, City Manager

BACKGROUND AND DISCUSSION:
The City Council previously directed Planning and Building Safety staff to obtain Council approval on any planning consulting services contracts over $125,000 for the preparation of the necessary environmental review pursuant to the California Environmental Quality Act (CEQA). In this case, staff seeks approval to enter into an agreement for CEQA review of the 540 East Imperial Avenue-Imperial School Site Project.

On November 4, 2010 the Planning and Building Safety Department distributed a Request for Proposal for a qualified environmental consultant. This environmental review will include
review of two conceptual development options for the proposed 5.65 acre former El Segundo Unified School District (ESUSD) site located at 540 E. Imperial Avenue. The proposed conceptual development options would include: 1) a senior living complex with a mix of Assisted/Independent Living (150 beds) and Senior Housing Apartments up to 150 units or; 2) a residential development consisting of a mix of 24 single-family dwelling units and 45 multi-family units with private streets. Both options would be analyzed as part of the environmental review.

The City received proposals from nine (9) qualified planning and environmental consulting firms. Based on the firm’s understanding of the project scope, technical expertise, overall qualifications of the project team and budget, the Planning and Building Safety Department staff interviewed the top five firms, namely, EcoTierra, PCR, Rincon, PBS&J, and Hogle-Ireland. Based on the overall qualifications of the project team, current workload and cost proposal, Planning and Building Safety staff recommends selecting PBS&J in conjunction with Kimley-Horn and Associates, Inc. (traffic consultants).

The consultant was asked to provide a price based upon the preparation of a Mitigated Negative Declaration (MND) or and Environmental Impact Report (EIR) based on the two project options and the required CEQA alternatives analysis. Planning Staff recommends that the City enter into agreement for the higher cost for an EIR in the amount of $142,859. If, through the initial review process it is determined that the less expensive Mitigated Negative Declaration process is appropriate, then the lower cost of $98,510 will be applicable. The cost for both the EIR and MND options includes a 10% contingency, which if not needed results in a cost of $129,872 and $89,555 respectively. If Council approves the contract award to PBS&J, final cost for services must then be approved by the ESUSD School Board at its meeting on January 11, 2011.

Recommendation

The Planning and Building Safety Department requests that the Council: 1) approve a budget appropriation of $142,859 from a developer funded trust account for planning consulting services; and 2) authorize the City Manager to execute a Professional Services Agreement with PBS&J, in a form approved by the City Attorney, for a combined total not to exceed $142,859.
Proposal to Provide
CEQA Documentation for the
Imperial School Site Assisted Living/Senior Housing Project

November 30, 2010

PBSI

an Atkins company
November 30, 2010

Kimberly Christensen, AICP
Planning Manager
Planning and Building Safety Department
City of El Segundo
350 Main Street
El Segundo. CA 90245

Subject: Request for Proposal to Prepare CEQA Documentation for the Assisted Living/Senior Housing Project at 540 East Imperial Avenue in the City of El Segundo

Dear Ms. Christensen:

The City of El Segundo is seeking a qualified consultant to prepare the environmental review for developing a 5.65-acre former El Segundo Unified School District (ESUSD) school site located at 540 East Imperial Avenue. The proposed conceptual development would consist of one of the following two options:

1. A senior living complex with a mix of assisted/independent living and senior housing apartments
2. A residential development consisting of a mix of 24 single-family dwelling units and 45 multi-family units with private streets

Other amenities may include a swimming/therapy pool, fitness center, community room, library, arts and crafts area, dining hall, bistro, garden, and/or theater. It is our understanding that between March 2008 and May 2009, ESUSD held a series of meetings to determine the best use of the property and decided on a plan to re-entitle the site for lease and development of the Assisted Living/Senior Housing project. Planning entitlements required for this project include a Specific Plan, General Plan Amendment, Zone Change, Zone Text Amendment, Subdivision, and Development Agreement.

PBS&J, an Atkins company, has assembled a team with the requisite skill set to successfully complete this project for the City. Our proposal includes a scope of work, schedule, and budget for two options: (1) an Initial Study (IS) and Mitigated Negative Declaration (MND) or (2) an IS, Notice of Preparation (NOP), and Environmental Impact Report (EIR). Both cost proposals include preparation of a cultural resources survey and report and a traffic study. Our experience with similar environmental projects throughout the local area, as well as the depth of our senior leadership with environmental and planning issues in the greater Los Angeles area, will allow us to complete the requested work in a timely and cost-effective manner. In relevant part, PBS&J offers:

- Relationship with the City of El Segundo, which provides extensive local experience.
- Recent environmental review experience and knowledge of issues pertaining to assisted living/senior housing development throughout Los Angeles and Orange counties, which demonstrates specific expertise with the type of project that is proposed.
- Commitment of senior PBS&J staff to work on the project, which offers unique intellectual capital that can be leveraged to the benefit of the proposed project.

PBS&J is a multidisciplinary environmental, urban planning, transportation, water resource, and engineering firm. We are proud of our long history collaborating with local jurisdictions and transportation agencies in the strategic...
advancement of the environmental review process. With more than 8,500 successful environmental documents completed pursuant to CEQA, NEPA, state and federal Endangered Species Acts, the Clean Water Act, Clean Air Act, National Historic Preservation Act, and a host of other state and federal environmental legislation, our team offers professionals who can provide high-quality and legally defensible work products.

PBS&J is able to provide the full range of services required for the environmental process including the cultural resources survey and report. We are pleased to have Kimley-Horn and Associates, Inc., join our team for preparation of the traffic study. As you are aware, Kimley-Horn and Associates has prepared many traffic studies for projects in the City of El Segundo. The firm is very familiar with the city, its traffic issues, and traffic study requirements, and has modeled future traffic conditions throughout the city for both short-term and long-term conditions. We are confident that this concentration of expertise and experience on our team will result in a smooth, coordinated effort that is free of unnecessary delays.

PBS&J is experienced in preparing environmental analyses for projects that have an optioned approach, and we welcome the opportunity to build upon that experience by working on the Assisted Living/Senior Housing project. Due to our completion of an MND for both the Military Entrance Processing Station (MEPS) project and Segundo Business Park project, we are familiar with the issues unique to the City of El Segundo. Our participation in public meetings for both projects has given us insight into the local community’s concerns for the project area. This additional experience even better prepares us to assist the City with the environmental clearance process for the proposed project.

Thank you for the opportunity to submit this proposal for the Assisted Living/Senior Housing Project. If selected, PBS&J is agreeable to execute the City’s Professional Services Agreement and will provide proof of insurance as noted in the Agreement. If you have any questions or would like more information about our proposal, please feel free to contact me at 310.268.8132 or by email at rkthomas@pbsj.com.

Best regards,

[Signature]

Ruta K. Thomas, REA
CEQA/NEPA Senior Group Manager

RKTjc
9/15/17 7:24:11 PM
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Introduction
PBS&J is a multidisciplinary corporation offering a broad range of professional services including environmental planning and compliance services, land use planning and urban design, community outreach, landscape architecture/architecture, transit and transportation planning and analysis, engineering, construction management, and program management services. Founded in 1960, we have 50 years of experience serving public- and private-sector clients throughout California and across the United States.

We offer 3,100 professionals throughout the country, with 11 offices in California including five in southern California—Los Angeles, Orange, San Bernardino, Carlsbad, and San Diego—with 140 professional staff. The range of services we provide allows us to address every type of issue that may arise during the environmental review process, including preparation of 3D video modeling, visual simulations, shade/shadow diagrams, and other highly graphic public presentation materials; air quality modeling and analysis; biological resources surveys and studies; archaeological and paleontological investigations; historic resources surveys; geologic surveys (conducted by a registered professional geologist); hydraulic and hydrologic modeling and assessment; hazardous materials data review (conducted by a registered environmental assessor); noise monitoring and assessment; and wet and dry utilities capacity review (conducted by a licensed professional engineer).

As we have demonstrated in the past, our project managers believe in hands-on project involvement and close working relationships with our clients. This philosophy has earned us a reputation for professional objectivity and practical advice as well as numerous awards from the Association of Environmental Professionals (AEP), American Planning Association (APA), and American Society of Landscape Architects.

Our work is known throughout the professional community for its quality, objectivity, timeliness, and technical excellence. We pride ourselves on working collaboratively with our clients and can modify and adapt readily to changing client needs and expectations. We are recognized as the preeminent leader in the preparation of environmental analyses for communities throughout California. The scope and depth of the PBS&J team's experience, coupled with our reputation for quality and innovation, distinguish us from our professional peers. We are confident that our skills and experience will enable the PBS&J team to prepare environmental documentation that effectively accounts for the needs and visions of the City's residents and constituencies. Elements that distinguish the PBS&J team include the following:

- PBS&J has extensive experience in preparing environmental documentation under CEQA and NEPA, and has authored more than 4,000 such documents in California. When subjected to legal review, our EIRs have been found to conform to CEQA's procedural and substantive requirements.

- With expertise in planning and CEQA compliance, PBS&J has the ability to integrate planning activities seamlessly with the environmental process. We apply rigorous and objective methods of analysis, use practical standards that reflect the values of the local community, and work efficiently as a team to deliver cost-effective and balanced solutions. Our award-winning projects cover the spectrum of possibilities from small developments to large-scale, multi-issue planned communities.

- Members of the PBS&J team are recognized for their ability to work in partnership with City staff during the preparation of environmental documents. A collaborative process promotes sensitivity and encourages the identification of local critical issues and visions, as well as staff understanding and support for policy and implementation actions as the consultant team concludes its work. Recently, this has been successfully demonstrated on the Military Entrance Processing Station (MEPS) and Segundo Business Park projects for the City.
Introduction

- Consistently, the PBS&J team completes its projects on time and on budget.

- The structure of PBS&J permits us to assign the substantial input of principal and senior staff to the environmental review process. This enables the City to benefit from the considerable insight and creativity we have gained through work on comparable projects.

- Our staff is recognized as leading experts in CEQA. We continue to be involved in conducting university and professional seminars that instruct others how to prepare CEQA analyses. Members of our project management team have provided CEQA and planning instruction for the University of California extension programs, AEP seminars, and other private- and public-sector environmental organizations. Additionally, our staff’s membership in such planning “think tanks” as the California Planning Roundtable further demonstrates the acknowledged excellence of our expertise.

SCHEDULE & COST CONTROL

PBS&J is committed to completing the environmental review process for the Assisted Living/Senior Housing project within the proposed schedule and budget. A detailed schedule for completion is provided in Section 5, and the budget is provided in Section 6. PBS&J employs a variety of computerized project management systems to oversee project costs and schedule adherence. We use our regular project team meetings as a tool for maintaining continuous communication and for closely monitoring cost and schedule performance. PBS&J’s project management team will receive weekly reports of labor hours expended on a project, and biweekly reports of labor and other direct costs. It is the project management team’s responsibility to compare project costs against the budget and to justify any variances. The project manager must also review and approve all invoices for other direct cost expenses. Any charges that substantially vary from the budget contained in the detailed work program can be withheld by the project manager to maintain cost controls.

The dedication of a core staff for projects and the experience of the project management team assigned for this project will enable us to complete work on schedule. Because of the depth of staff resources available at PBS&J, we can bring additional professionals from our other offices to help during particularly intense work periods, if necessary. PBS&J has a well-earned reputation for completing quality work on accelerated schedules. Our experienced staff, well-defined procedures, and strong appreciation of our clients’ needs and expectations have contributed to successful completion of the most challenging and daunting of schedules. Last year we completed the environmental review process for the Segundo Business Park Project within four months of project kickoff.

The PBS&J team is committed to providing quality professional services. To accomplish this goal, our efforts are focused on meeting contractual obligations and commitments, and on protecting the health and welfare of the public that uses the facilities we are proposing to improve. Our professional services are therefore based on sound principles and meet high standards of professional practice. To meet these high standards, we propose the following management approach: A project work plan and associated quality control plan will be written by the project manager as a first order of work.

The project work plan identifies milestones and specifies quality control reviewers for the production and review of each task and deliverable. The project manager conducts a kickoff meeting with appropriate members of the project team before any production begins. The work plan, quality control plan, and project instructions are presented by the project manager. Periodic team meetings are conducted to review progress and assess project completion. In-house reviews are conducted at
key deliverable milestones. Periodic review/critique and continuous interaction with the City will help assure complete understanding of the project needs and concerns.

PBS&J takes pride in the quality of the services we provide and the products we produce. All members of the PBS&J project team strive to make sure that each project is of the highest feasible quality, meeting or exceeding the needs and expectations of our clients.

Proactive communication and coordination with the City are determining factors in the success of projects for all parties involved. We will take an aggressive approach in developing the proper documentation and approval process with City staff at critical decision points and milestones. All correspondence will be directed through our project manager, who will be responsible for confirming that all information is passed on to team members. Periodic team meetings will be held to verify that the schedule identified in the work plan is being followed. The results of these meetings will be furnished to the City via progress reports.

We have found this process for project management and quality control to be an invaluable tool for assuring high-quality work products and deliverables as well as maintaining projects on schedule and within budget on a consistent basis. Most importantly, we will execute this contract as a true extension of your staff—honest, accountable, and effective. This approach is our commitment to bringing the City of El Segundo the level of services that continues to make PBS&J the consultant of choice for environmental planning.
Section 1. Project Experience
Section 1. Project Experience

PBS&J is a leading provider of environmental, urban planning, transportation planning, water resource planning, natural resources, and engineering services in California, and specializes in integrating science and planning to improve urban and natural communities. We offer 3,100 professionals throughout the country, with 140 professional staff in California. Our track record for providing quality services is evidenced by 87 percent of the work we receive being from repeat clients. PBS&J has more than 50 years of experience preparing environmental documents and associated technical studies, including the services requested by the City of El Segundo. We are familiar with the unique issues of El Segundo through our recent work in the city and our experience completing similar projects.

PBS&J has extensive experience preparing most of the technical studies required to support environmental analyses prepared under CEQA. Our qualified in-house staff will prepare the historic resources analysis for the proposed project, and Kimley-Horn and Associates, Inc., will prepare the traffic study for the proposed project. The following paragraphs highlight PBS&J’s experience within El Segundo and the surrounding area on a variety of environmental and planning projects.

QUALIFICATIONS

El Segundo Segundo Business Park IS/MND
City of El Segundo

At the request of the City of El Segundo, PBS&J prepared the IS and MND for a proposed Segundo Business Park project located at 222 Kansas Street. The proposed project site formerly housed International Rectifier Corporation (IRC), a worldwide supplier of power semiconductors that convert electrical energy to operate power supplies, lighting ballasts, and motor drives. When owned by IRC, the property was classified as a heavy manufacturing facility that treats and/or disposes of liquid or semi-solid waste. The site is now undeveloped and is being used as a construction staging area. A temporarily capped oil well, leased by Granier Oil, is located on the southern portion of the project site. The oil well is considered by the City to be a legal non-conforming use on the site. The proposed project would result in the development of an 88,249-square-foot (sf) business park (for commercial office and light industrial uses) on a vacant 4.7-acre parcel. The proposed development would comprise six new multi-tenant LEED-compliant structures in a campus setting with surface parking on a 4.5-acre portion of the site. The remaining 0.2-acre space would be offered for dedication to the City. Buildings would be designed as multi-unit commercial and industrial “condominiums,” which would require the City’s approval for a subdivision to allow the existing lot to be subdivided into 55 units.

The oil well located on the project site would be operated under lease by Granier Oil. In accordance with a proposed condition of approval required by the El Segundo Fire Department, proposed structures would be built no closer than 50 feet from the oil well wellhead. This requirement would be imposed if the oil well is not permanently capped before development of the Segundo Business Park. The proposed project also proposes a lot line adjustment with two adjacent parcels east of the site along Grand Avenue. Due to funding issues, the schedule for the Segundo Business Park project was greatly expedited. PBS&J was able to complete the environmental review process
within four months of the kickoff meeting. Key issues for the project included hazards and hazardous materials, mineral resources, and traffic and circulation. This project was completed on the expedited schedule and under the proposed budget.

**El Segundo MEPS IS/MND**  
*City of El Segundo*

At the request of the City of El Segundo, PBS&J prepared the IS and MND for a proposed MEPS to be located at 1700 East Grand Avenue. The property was home to Aerojet, which used the manufacturing buildings for machining steel and titanium parts for the aerospace and defense industries. The structures were demolished, and the soil on site has been remediated by SCS Engineers and certified by the El Segundo Fire Department. The Department of Conservation, Division of Oil, Gas, and Geothermal Resources, concluded that a well located on the project site has been abandoned or re-abandoned to current Department of Conservation standards. The proposed project will consist of one 32,980-sf concrete tilt-up building on 4.25 acres of land, with a floor to area ratio (FAR) of 0.18, and will be two stories (35 feet) high. The proposed project also includes 83,510 sf of private recreation outdoor space. The building will be leased to the U.S. government by the applicant (Mar Canyon Grand, LLC) and will house a MEPS facility consisting primarily of office and medical uses. The MEPS facility will offer medical, physical, and written examinations and provide administrative support services for new recruits into the armed forces before being sent to basic training. Recruits will be housed at a nearby hotel and transported to and from the project site by bus. Key issues for the project included hazardous materials, traffic and circulation, and risk of terrorist threats. This project was completed on time and under the proposed budget.

**El Segundo Marine Oil Terminal EIR**  
*Subconsultant to Kennedy/Jenks for the City of El Segundo*

PBS&J assisted with preparation of an EIR for the El Segundo Marine Oil Terminal project. The project involved exercising an option to renew an existing lease by the California State Lands Commission for continuation of operations at the Chevron Marine Terminal, located on the eastern shoreline of Santa Monica Bay west of the City of El Segundo in Los Angeles County. The marine terminal consisted of onshore facilities adjacent to the coastline, and offshore facilities that include pipelines and moorings. PBS&J served as a subcontractor for preparation of certain EIR sections including terrestrial biological resources, noise, environmental justice, socioeconomic, aesthetics, and land use. This project was completed on time and within the proposed budget.

**El Segundo General Plan Update and EIR**  
*City of El Segundo*

PBS&J prepared a number of General Plan Elements and a Program EIR as part of a comprehensive update of the El Segundo General Plan. PBS&J provided compliance with the South Coast Air Quality Management Plan and State Implementation Plan by preparing an Air Quality Element and Air Quality Action Plan for the General Plan, which were provided as separate documents to allow the City flexibility in modifying and updating implementation programs without requiring the amendment of the General Plan. Other General Plan Elements prepared by PBS&J included noise and public safety.

The Program EIR prepared by PBS&J served as an integral part of the General Plan process, providing a review of the General Plan for consistency and adequacy of policies in reducing impacts associated with changes proposed in the City's Land Use Plan. The comprehensive document analyzed a full range of environmental issues. Critical issues included transportation and noise impacts from the Century Freeway and Los Angeles International Airport (LAX), as well as hazardous materials and
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Land use compatibility issues related to the city's large industrial base.

Given the self-mitigating nature of a well-prepared General Plan and requirements for annual General Plan review, PBS&J provided the City with an Environmental Consistency Checklist in lieu of a Mitigation Monitoring Program. This project was completed on time and within the proposed budget.

El Segundo Circulation Element Update
Focused Supplemental EIR
City of El Segundo

The City of El Segundo selected PBS&J to prepare a Focused Supplemental EIR on the City's Circulation Element Update, which was prepared by Meyer, Mohaddes Associates, Inc. (now Iritis). The scope of the Element included developing the baseline analysis (i.e., major approved and active projects list, vacant land survey, and vacant and recyclable buildings), confirming or revising future roadway right-of-way (ROW) widths and configuration, reviewing the Downtown Specific Plan, analyzing residential parcel data by Traffic Analysis Zone (TAZ), refining or eliminating four roadway extensions, reviewing the Truck Route Master Plan and Bicycle Master Plan, and evaluating the implications of eliminating the Nash-Douglas one-way couplet from the Circulation Element. The EIR focused on traffic, air, and noise impacts resulting from implementation of the Circulation Element Update. This project was completed on time and within the proposed budget.

Huntington Beach Senior Center EIR
City of Huntington Beach

PBS&J prepared an EIR for the City of Huntington Beach Senior Center. The proposed project is for development of a 45,000-sf senior center on 5 acres within the City's Central Park. The project was driven by the passage of Measure T in the November 2006 election, which proposed the new senior center at the currently identified project location; availability of funds due to an owner participation agreement for a downtown development; and the inadequacy of an existing senior center. Potential controversial issues included biological issues and loss of existing open space, geotechnical and archaeological issues, traffic and potential issues with senior citizens' driving, and aesthetics of the proposed new development. This project was completed on time and within the proposed budget.

3575 Geary Boulevard Senior Health Facility
and Senior Housing EIR
City of San Francisco

PBS&J prepared an EIR for a senior health facility and senior housing located at 3575 Geary Boulevard in San Francisco. Bridge Housing Corporation and the Institute on Aging (IOA) worked on a partnership to develop a mixed-use senior center at the Coronet Theater site in the Richmond District of San Francisco. The first two floors (approximately 67,000 sf) were to be devoted to IOA's offices, service facilities, and approximately 30 transitional housing units. The remaining four stories were to provide an additional 120 one- and two-bedroom units affordable to seniors at or below 50 percent of median income, for a total of 150 units. The project totaled approximately 230,000 gross square feet.

The Coronet Theater, one of the remaining single-screen theaters in San Francisco, was to be demolished as part of the project. As a potential historic resource, the Coronet Theater could be affected, so the City's Planning Department required preparation of a focused EIR. The final historic resources study found that the theater was not, in fact, an architectural resource under CEQA. The EIR responded in detail to neighborhood issues and opposition related to the scale of the project (which met zoning and height requirements, but was on a site adjacent to lower-scale, single-family residential uses), traffic and parking issues, and controversy over the historic evaluation of the Coronet Theatre. PBS&J completed a lengthy Comments and Response document, and also supported the Planning Department during an appeal at the Board of Supervisors. The project approvals have been upheld, and the project is under construction. This project was completed on time and within the proposed budget.
CEQA/NEPA On-Call Environmental Consulting Services for the New School Construction Program
Los Angeles Unified School District

PBS&J has been working with the Los Angeles Unified School District (LAUSD) since 2003 in preparing site-specific environmental documents for new schools to be built as part of Phase I of its New School Construction Program. Under PBS&J’s initial three-year Master Services Agreement (2004–2007) with LAUSD, we prepared more than 15 EIRs for elementary schools, middle schools, and high schools throughout Los Angeles County. Several of the projects have included unique historical resource issues that required thorough investigation and analysis. Issues related to new school projects in general involve traffic and circulation, pedestrian safety, parking, noise at nearby residences, and hazardous material and safety issues related to redeveloping commercial/light industrial properties. High school projects have also had challenging issues related to the lighting of play fields and football stadiums. The primary objective is to ensure the safety of students and faculty. As a high-profile agency, LAUSD projects are highly scrutinized by the public and reviewing agencies, but PBS&J has successfully prepared legally defensible documents that have not been challenged. We have also facilitated meetings and workshops with communities that are often not in support of a proposed school project. As a result of our dedicated work with LAUSD, we have been awarded a subsequent five-year Master Services Agreement (2007–2012) to continue the preparation of environmental documents for Phase II of the New School Construction Program. PBS&J recently completed EIRs for two elementary school projects under the new Master Services Agreement. All projects were completed on time and within or under the proposed budget.

Exposition Corridor Phase 2 EIR/EIS
Los Angeles Metropolitan Transportation Authority (MTA)

Following the approval by the Los Angeles MTA of a Program EIR/Environmental Impact Statement (EIS) for transit improvements in the Exposition Corridor in 2002, MTA moved forward with design of a light rail system for the segment from downtown Los Angeles to Culver City. MTA has now embarked on Phase 2, which is examining extension of the transit improvements from Culver City westward toward the system’s terminus in Santa Monica. As a member of the AECOM team, PBS&J is providing technical support and expertise for the required EIR/EIS.

The environmental document being prepared pursuant to CEQA and NEPA focuses on traffic, noise, air quality, and visual and land use compatibility. PBS&J was instrumental in securing this major award, because of its earlier involvement as the environmental lead for the Program EIR/EIS and its long working relationship with the Federal Transit Administration, the lead federal agency. This project was completed on time and within the proposed budget.

Inglewood General Plan Update and EIR
City of Inglewood

PBS&J prepared a comprehensive General Plan Update and Master EIR for the City of Inglewood. Inglewood is a built-out urban community of approximately 9 square miles and a population of 112,000 located in the South Bay region of Los Angeles, east and adjacent to LAX. The city is currently undergoing substantial revitalization along Century Boulevard, a major commercial corridor, in addition to new residential infill projects adjacent to the City’s sports/entertainment complex, which includes the Forum and the Hollywood Park Racetrack and Casino. The updated General Plan was designed to address future growth in the city with a special focus on community livability, provision of infrastructure and services, jobs creation, and public safety. It also addressed possible reuse
of the Hollywood Park Racetrack and Casino, as this property is to be redeveloped during the 20-year timeframe of this General Plan Update. This project was completed on time and within the proposed budget.

**Carson Terminal EIR**

*City of Carson*

PBS&J is preparing an EIR for the Carson Terminal project. Shell Oil Products US is proposing the redevelopment of its former petroleum refinery site of approximately 446 acres, which will help eliminate blight and promote economic development. Shell is proposing development of a biodiesel manufacturing facility that will process on the order of 100 million gallons per year of biodiesel (B-100) by combining quantities of deodorized animal fats and/or vegetable oils with methanol utilizing an acid catalyst. The proposed project includes additional light industrial storage and distribution facilities. The project will also allow for subsequent development (15 to 25 years from project start date) of additional product storage tanks and light industrial storage. In addition, the City plans to relocate its maintenance yard and other facilities, including a construction and demolition recycling facility, to the site.

The project site is currently being used for tank product storage and distribution, as well as chemical plant operations, related office facilities, and support activities. The project site has historically been used for tank product storage, product distribution, chemical plant operations, facility offices, and a petroleum refinery. In the 1990s, the petroleum refinery complex was dismantled, and this portion of the site has remained undeveloped. Key issues to be evaluated include compatibility with established residential neighborhoods to the north and south; air quality effects related to increase in truck trips from 180 to 720 per day, as well as point source emissions related to the biodiesel facility; hydrology and water quality effects related to historic uses and reuse of the site; and hazards related to historic and new uses. This project was completed on time and within the proposed budget.

**Kinder-Morgan Carson Terminal Expansion EIR**

*City of Carson*

Kinder-Morgan Energy Partners (KMEP), a major petroleum distributor in southern California and the southwestern United States, proposed to expand by 25 percent the existing storage capacity at its Carson Terminal in Carson, California. This expansion would allow KMEP to respond to existing market demand for additional throughput for its regional petroleum distribution system, as Carson Terminal serves as one of two major pipeline hubs for the region. A substantial portion of the project site encompasses an area occupied by a remnant of the “old” Dominguez Channel, a natural drainage channel into which runoff from the Carson Terminal currently flows. Soil contamination exists in the channel, and the site is currently under a cleanup-and-abatement order from the Regional Water Quality Control Board. PBS&J prepared an EIR that focused on air quality, human health risk, and hazards and hazardous materials, and also addressed traffic, hydrology, biological resources, cultural resources, and public services and utilities.

During the EIR process, an unanticipated level of community activity developed in opposition of the project from groups including Communities for a Better Environment, Natural Resource: Defense Council, and Coalition for Clean Air, challenging the adequacy of the
EIR, KMEP responded to comments on the Draft and Final EIRs by altering the tank design to reduce emissions, formulating a "good neighbor agreement" in collaboration with community and environmental groups, and providing other modifications to the project. As a result of these changes to the project and changes in analytical approach to air quality and traffic, PBS&J prepared a revised Draft EIR for recirculation and responded to comments on the Revised Draft EIR. The Revised Draft EIR, including KMEP's good neighbor agreement and community outreach programs, satisfied the environmental groups and many of the community groups. The EIR was certified and the project was subsequently approved. This project was completed on time and within the proposed budget.

Carson Chemoil MND Peer Review

City of Carson

Chemoil, a major petroleum distributor in southern California and the southwestern United States, proposed to expand the storage capacity of its existing facility in Carson, California. The expansion occurred adjacent to the Kinder-Morgan Carson Terminal, which was also in the process of expansion and for which PBS&J had previously completed an EIR. Because of the proximity of the Chemoil facility to the Carson Terminal and PBS&J's experience with the City in preparing the EIR for Carson Terminal, the City retained PBS&J on a sole-source basis to provide a peer review of an MND prepared by Chemoil and its consultants. This project was completed on time and within the proposed budget.

Redevelopment Project Amendments EIR

City of Carson

PBS&J prepared an EIR for an amendment to two redevelopment project areas in the city of Carson. The proposed amendment planned to add territory to each of the project areas. In conjunction with the amendments, the City's Redevelopment Agency also implemented a merger of the two existing project areas into one project area, as permitted by State Redevelopment Law. The furthering of strategic redevelopment was intended to distinguish the Carson Corridor as the City's downtown area and enhance the image of the central, civic heart of the City of Carson as a mixed-use residential, shopping, and entertainment destination. Implementation of the plan was intended to achieve, among other things, elimination and prevention of the spread of blight, development of quality affordable housing, stimulation of private sector investment, and development of safeguards against noise and pollution to enhance the industrial, commercial, and residential community. The project proceeded in conjunction with an update of the City's General Plan. This project was completed on time and within the proposed budget.

"Heart of the City" Specific Plan EIR

City of Redondo Beach

The City of Redondo Beach sought consulting services to develop and analyze a revitalization strategy for the Harbor Area including urban design, land use patterns, traffic enhancements, creation of public spaces, financing, and other components. The City hired the Urban Land Institute Advisory Services Panel to conduct an initial intensive review of the area and offer suggestions for the early design concept. PBS&J participated in the extensive public outreach portion of the process to confirm desirability and feasibility of the concept, and to develop implementation strategies by the urban design firm of Friedman, Tung & Bottomley. After confirmation of the project parameters, PBS&J began the environmental impact analysis. The Master EIR included analysis of the project on two tiers: (1) the conceptual specific plan and other implementing ordinances are analyzed for the entire project area; and (2) a more detailed, site-specific analysis is being conducted for several sites within the overall project area, providing environmental entitlement for specific development projects. One of these sites is the AES power generation station. An obsolete portion of the power plant site was being relinquished and demolished, making additional land available for other uses. This project was completed on time and within the proposed budget.

Redondo Shores Shopping Center EIR

City of Redondo Beach

PBS&J prepared an EIR to evaluate the impacts associated with development of a 6-acre commercial shopping center at the southeast corner of Beryl Street and Pacific Coast
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Highway. The new commercial shopping center would include approximately 88,000 sf of retail and service commercial uses, 16,000 sf of office use, and both surface-level and subterranean parking. Key issues that required careful analysis in the EIR included traffic, parking, and visual impacts. The EIR also evaluated the extent to which the property could be served by existing utilities, including water and sewer. An analysis of the growth-inducing impacts of the proposed project was conducted, including the potential for human health hazards posed by electromagnetic fields from the Southern California Edison power plant located to the west of the project site. PBS&J also identified cumulative project impacts and analyzed the relationship between short-term use of the site and maintenance of long-term productivity, significant irreversible environmental changes, alternate locations for commercial/retail development, and other statutory items required by CEQA. This project was completed on time and within the proposed budget.

Downey Landing Specific Plan and EIR
City of Downey

The City of Downey selected PBS&J to prepare a Specific Plan and EIR for redevelopment of a 160-acre former Rockwell/Boeing/NASA aerospace manufacturing facility that would be redeveloped to provide retail and commercial uses, movie studio, and public learning center, as well as a Kaiser Permanente hospital. The project required coordination among City departments and two applicants, Ezralow Retail Properties for the commercial, industrial, and studio uses, and Kaiser Permanente for the hospital uses. The Specific Plan and EIR were developed in tandem to create a self-mitigating project that incorporated recommendations of the environmental review into the plan. This allowed the documents, as a pair, to provide sufficient flexibility for the applicants, while streamlining the planning process for the City and minimizing the amount of subsequent environmental review necessary for implementation of the development proposals anticipated under the Specific Plan. This project was completed on time and within the proposed budget.

16th Street Outpatient Medical and Oncology Center EIR
City of Santa Monica

PBS&J prepared an EIR for a new outpatient medical and oncology center in the city of Santa Monica. Implementation of the proposed project required demolition of two unoccupied residential structures and removal of remaining parking areas and on-site vegetation. The demolished structures were to be replaced by a 45,000-sf, three-story clinic with three levels of subterranean parking. The proposed structure includes a pedestrian-oriented landscaped plaza, and a three-story glass-enclosed atrium fronting the plaza surrounding a site-specific art installation. Both pedestrian and primary vehicular access to the project site would be from 16th Street. The intended uses of the project includes an outpatient surgery center and outpatient oncology clinic providing radiation, chemotherapy, and certain related services such as dialysis. These uses will complement the existing hospitals’ (Santa Monica–UCLA Medical Center and St. John’s Health Center) clinics, medical offices, and nursing homes operating in the City of Santa Monica’s Hospital Area Specific Plan. The project’s outpatient surgery center and related clinics are intended to address the needs of patients and physicians at adjacent medical buildings and hospitals by providing additional outpatient treatment facilities in the area. Key issues for this project were aesthetics, land use, and traffic. This project was completed on time and under the proposed budget.

Ocean Avenue Hotel Project EIR
City of Santa Monica

PBS&J prepared an EIR for the Ocean Avenue Hotel project. The project involved construction of a 75-room hotel with a rooftop pool, terrace and garden, subterranean parking, and a restaurant with outdoor dining. The project incorporated two designated city landmarks located at 1333 and 1337 Ocean Avenue that would be renovated and restored. The components would be arranged around a publicly accessible plaza. Total floor area for the project is approximately 42,032 sf. The project will involve the demolition of three buildings currently used for
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Commercial purposes. These include a two-story building (and associated lower-level parking garage) located in the northeastern corner of the project site in the 1337 parcel, another two-story building located along 1st Court Alley on the eastern edge of the project site in the 1333 parcel, and a one-story building currently sited in the southeast corner of the project site in the 1327 parcel. Development of the project includes relocation of the Victorian House located at 1333 Ocean Avenue to the 1327 Ocean Avenue parcel. To accommodate the relocation of the Victorian House, the existing commercial building at 1327 Ocean Avenue will be demolished. The Victorian House will remain on site during all construction activities. The project will retain most of the Spanish Colonial Revival building located at 1337 Ocean Avenue, except for an 816-sf portion of the rear façade (eastern portion) of the building, which will be demolished and replaced with the contemporary lobby that links this building to the new hotel room wing.

Although, it was anticipated that the project would be controversial from a cultural resources standpoint, it was well-received by the public, and most of the controversy centered on air quality issues. The Final EIR was certified by City Council in April 2007. The second official reading of the certification was on May 3, 2007. The project was completed on time and within budget.

North Main Street Mixed-Use Development EIR
City of Santa Monica

PBS&J prepared an EIR for a mixed-use development project located in one of the City of Santa Monica’s most important commercial corridors—Main Street. The project included construction of two mixed-use buildings on two non-contiguous sites located across from each other on Main Street. The first building (west project) was a four-story, 35-foot building over a three-level subterranean parking garage and involved construction of both residential and commercial uses. One component of this building was a text amendment application to allow the Main Street elevation to be defined as the front yard for the proposed street-level residential uses. The text amendment also determined setback requirements and the location of residential- and pedestrian-oriented uses. The second building (east project) was a three-story, 27-foot building over a two-level subterranean parking garage, and also involved construction of both residential and commercial uses. The 1.03-acre parcel was developed with a vacant and potentially historic bakery and restaurant (the famous Pioneer Boulangerie). The EIR provided a thorough analysis of the existing structures’ contribution to this district. Issues evaluated in the EIR included traffic and circulation, cultural resources, neighborhood impacts, population and housing, and geology, among others. This project was completed on time and within the proposed budget.

Santa Monica Land Use Element/Zoning Code Update and EIR
City of Santa Monica

PBS&J prepared an Opportunities and Challenges Report as part of the General Plan Land Use Element and Zoning Code process for the City of Santa Monica, an effort that was last accomplished about 20 years ago. The existing General Plan defined a vision for the City and its growth. Now that the City is nearly built out with few remaining vacant “opportunity sites” to serve as vehicles for further growth, the current effort will focus on opportunities for redevelopment while respecting the character of the city’s distinct neighborhoods and removing obstacles to connections among the neighborhoods. The effort will also ultimately result in an appraisal of the City’s planning process, CEQA process, and CEQA thresholds to determine ways in which residents and potential developers alike could be better served.
PBS&J was also responsible for preparation of the EIR for the project. PBS&J tested the City’s thresholds of significance and Land Use Element policies and zoning regulations to determine the effectiveness of the proposed policies and land use patterns in reducing potential environmental impacts. This integration assisted the City in generating alternative land use patterns and/or policies to address known and unanticipated issues arising from the analysis. This project was completed on time and within the proposed budget.

**MTA Transportation ROW Zoning Ordinance Amendment for a Transportation Preservation District IS/ND**

*City of Santa Monica*

PBS&J was contracted by the City of Santa Monica to conduct an evaluation of the proposed MTA Transportation ROW Zoning Ordinance Amendment and prepare an IS/ND. The proposed project consisted of an amendment to the City of Santa Monica Zoning Ordinance to designate the 100-foot-wide Los Angeles MTA transportation ROW within the city as a Transportation Preservation (TP) District. The MTA ROW (extending from Seventeenth Street, south of Colorado Avenue, to the east city limits, south of Olympic Boulevard) is within the City’s Light Manufacturing Studio District (LMSD) and the Industrial Conservation District (M1). The majority of ROW within the city is vacant, with portions being used for surface parking, building material storage, temporary construction staging, plant nursery stock, and vehicle impound/junk yards. In addition, there are a limited number of relatively small structures in the project area. The surrounding area includes a variety of commercial, light industrial, and film studio uses.

At the time of preparation of the IS/ND, any use of ROW for purposes other than transportation-related activities requires a Conditional Use Permit. To date, approved use of ROW has been very limited to date. In other words, the majority of uses within the ROW are unauthorized. The proposed TP district is intended to facilitate approval of land uses consistent with the City’s General Plan and the City’s goal to re-establish the ROW for public transportation use. However, the new TP district will have impacts on the existing unpermitted uses that cannot be legalized pursuant to provisions of the existing LMSD, M1, or the proposed TP districts. As such, potential impacts of the new TP district were evaluated with respect to the City’s goal of improved transportation planning. This project was completed on time and within the proposed budget.

**New Roads Educational Village EIR**

*City of Santa Monica*

Located in the eastern portion of the city of Santa Monica, the New Roads Educational Village proposes to provide a permanent location for all of the New Roads School campuses on one site, with accompanying athletic and cultural facilities to serve students and the community. Project implementation included demolition of the existing school facility on 2.7 acres to implement new structures for a preschool, elementary school, middle school, high school, library, gymnasium, 350-seat performing arts theater, dance/yoga classrooms, children’s center with art studio, museum and gallery, and shared administrative offices. New structures would total approximately 115,300 sf over a 224-space subterranean garage. Additionally, outdoor play areas for both preschool and the elementary school would be included on the campus.

PBS&J prepared the EIR for the New Roads Educational Village for the City of Santa Monica. The EIR analyzed potential impacts associated with geology and soils, air quality, noise, land use and planning, transportation, aesthetics, hazardous materials, construction effects, and neighborhood effects. All environmental impacts resulting from implementation of the New Roads Educational Village would be less than significant, with the exception of increased traffic on the operating conditions of nearby intersections. This impact would be significant and unavoidable. Two alternatives to the proposed project were analyzed and included the “No Project” alternative, as well as a reduced intensity alternative. This project was completed on time and within the proposed budget.
Santa Monica New Main Library EIR
City of Santa Monica

PBS&J prepared the EIR for the Santa Monica New Main Library project, which involves replacing the existing library at 1343 Sixth Street. In addition to traditional library services, the 53,353-sf New Main Library would also provide a library store, an auditorium, space for the Santa Monica Historical Society Museum, and a courtyard with a café and outdoor seating. The EIR analyzed 13 technical issues, with the most sensitive issues related to aesthetics and transportation, specifically design of the new library and potential light and shadow impacts. Adequate parking on site was also important to the City. PBS&J crafted careful mitigation to reduce impacts of the proposed project. This project was completed on time and within the proposed budget.

Santa Monica College Parking Structure B Replacement EIR
City of Santa Monica

PBS&J prepared an EIR for the City of Santa Monica to address the impacts of replacing a five-level parking structure at the Santa Monica College campus due to damage sustained during the 1994 Northridge earthquake. The new structure would be located at the site of the existing Santa Monica City College pool, which was in the interior portion of the campus. The pool was then moved to the perimeter of campus. Issue areas included geology, air quality, noise, aesthetics, construction effects, land use, and neighborhood effects. This project was completed on time and within the proposed budget.

Seaview Court Condominiums IS/MND
City of Santa Monica

PBS&J prepared an IS/MND to evaluate the impacts of a three-story, 11-unit condominium complex (30,698 sf) in the Santa Monica Waterfront area. The project site, located on a steep bluff, was vacant prior to development. In general, the project area was urbanized and the site itself is located approximately 165 feet east of the public beach promenade. However, the vacant project site was surrounded by single-family residences to the east and south; Seaview Terrace, a historical walk street along the southern boundary of the project site; and to the immediate north, an eight-story Columbia-Sussex Hotel.

Mitigation was developed for impacts to city groundwater resulting from construction of the subterranean parking garage. Aesthetic impacts of the project on adjacent residential units due to the blockage of ocean views were an issue of major concern to area residents and the City. In addition, development of the new condominium complex next to the historic Seaview Terrace Walk was a topic of controversy due to potential design incompatibilities. Other issues of concern analyzed in the IS/MND included parking impacts, shade and shadow impacts, and construction effects such as fugitive dust emission and noise pollution. The IS/MND format used by PBS&J subsequently became a model document for all City IS/MNDs. This project was completed on time and within the proposed budget.

Rose Bowl Stadium Renovation Project EIR
City of Pasadena

The City of Pasadena owns and operates the Rose Bowl Stadium through the Rose Bowl Operating Company (RBOC), which manages the Rose Bowl Stadium and nearby Brookside Golf Course. RBOC is a California nonprofit, public benefit corporation the City created in 1995. RBOC’s primary purpose is to enhance economic and civic value for the City by managing a world-class stadium and a professional-quality golf course complex in a residential and open space neighborhood. Through the RBOC, the City sought to ensure sustainable long-
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term revenue as well as adequate funding for future capital improvements at the Rose Bowl, considered necessary to ensure new financial commitments by existing or new tenants, and thus the long-term financial viability of the Rose Bowl. RBOC retained Moag & Company to secure an NFL team for the Rose Bowl. Implementation of the proposed project called for discretionary actions by the City to enable an NFL franchise to play home games at Rose Bowl Stadium. These actions included a contract/lease governing operation of Rose Bowl Stadium as a home site for an NFL franchise, and renovation/rebuilding of the stadium to comply with NFL requirements. The City of Pasadena retained PBS&J to prepare an EIR for the proposed renovations and discretionary actions required. This was a highly visible, extremely controversial project with potential conflicts between attorneys for RBOC and Moag & Company, whose interests in the project differed. There was substantial public comment, particularly from adjacent residential neighborhoods that could have been significantly impacted by increased noise, as well as from city residents regarding general traffic increases over a wide area. Other significant issues raised included quality of life, air quality, preservation of the historic structure, and visual quality. The EIR was certified, but City Council failed to take action to approve or disapprove the project. This project was completed on time and within the proposed budget.

The Shops at Santa Anita Park Specific Plan EIR
City of Arcadia

In 2005 the owners of Santa Anita Racetrack partnered with Caruso Affiliated Holdings (Caruso), developers of The Grove in Los Angeles, to begin an entitlement process that would ultimately allow development of a signature project on racetrack property. Ultimately, a Specific Plan was prepared that identified 829,250 sf of commercial entertainment uses organized around a central, north-south pedestrian boulevard, connecting the southern entrance of the proposed development at Huntington Drive to the existing and expanded Paddock Garden area and Grandstand to the north. Development within the commercial entertainment zone is designed to follow architectural and planning principles that respect and reinforce the grandstand’s role as the dominant architectural feature on the site. New buildings would be placed a distance away from the grandstand to allow expansive views of its overall length as visitors move north and south along Main Street. The grandstand structure would anchor the northern end of the development with restaurant and other entertainment uses overlooking the Paddock Garden, thereby creating a sense of place between the grandstand and the proposed project as integrated elements. Much like The Grove in Los Angeles, the Shops at Santa Anita Park will contain a new wireless electric trolley traveling on fixed rails between the expanded Paddock Garden at the north end of Main Street and the water feature and promenade at the south end of Main Street. Additionally, the racetrack would consolidate existing media facilities into a new state-of-the-art 98,000-sf simulcast center in the grandstand seating area to allow a first-class experience when viewing racing events from around the United States.

PBS&J was selected to prepare the EIR for the proposed project and to play a critical role as part of the entitlement team, which consisted of the City of Arcadia, racetrack, Caruso, and the law firm of DLA Piper Rudnick. PBS&J was the primary author of the EIR and, in that capacity, prepared, commissioned, and/or reviewed all technical documentation necessary to support the EIR. The EIR and entitlement process lasted nearly three years, and ultimately the City of Arcadia Planning Commission and City Council unanimously certified the EIR and approved the project.

The primary issue associated with development on racetrack property was the potential for direct and indirect impacts to the grandstand and associated structures. The Santa Anita Racetrack is listed on the National Register of Historic Places for its historical and architectural associations. The project would require demolition of the
South Ticket Gates and the Saddling Barn, both of which are in the Paddock Garden, to provide unobstructed views from the commercial entertainment zone to the south of the iconic grandstand structure. A smaller version of the original semicircular 1934 Saddling Barn would be constructed in the same location as the original Saddling Barn in the western portion of the Paddock Garden. The reconfigured Paddock Garden was carefully designed so that the pre-race pageantry and parade of horses from the Saddling Barn through the Paddock Garden and Walking Circle, and ultimately to the racetrack, would be preserved and that public viewing would be available to visitors of the commercial entertainment zone to the south.

A unique aspect of the EIR was the noise analysis, which required evaluation of construction-related noise and vibration effects on the valuable and sensitive race horses that are stabled at the racetrack throughout the year. This project was completed on time and within the proposed budget.

Malibu Middle and High School Campus Improvements Project EIR
Santa Monica – Malibu Unified School District

PBS&J is preparing an EIR for the Santa Monica – Malibu Unified School District (SMMUSD) for the Malibu Middle/High School Campus Improvements project. Redevelopment would include 21 new classrooms and three new science labs totaling approximately 25,000 sf, a new 10,000-sf library, and 8,000 sf of administrative offices. The proposed project also includes new staff parking and visitor parking areas as well as a new student drop-off/pick-up area to be developed in coordination with the adjacent Cabrillo Elementary School. Additional project components include a new synthetic turf athletic field with permanent field lighting, two new tennis courts, and a new high school common area. The athletic field, library, and meeting rooms would likely be available for community use as well as joint use with the Santa Monica College Satellite Campus located on the project site. Of particular concern is the installation of field lights as well as potential impacts to scenic views, biological species, and increased traffic and associated noise of the field lighting. PBS&J has facilitated extensive community outreach on behalf of SMMUSD.

Downtown Glendale Specific Plan Program EIR
City of Glendale

The City of Glendale was in the process of preparing a Specific Plan for downtown revitalization to further the City’s goals of providing a lively pedestrian experience and visitor-friendly destination in the downtown area. The Specific Plan provided a set of policies and design guidelines for height, densities, architectural features, preservation of historic buildings, and transit-oriented improvements to facilitate the City’s vision. PBS&J was retained to prepare a program-level EIR for the Specific Plan that would inform the planning process to facilitate development of Specific Plan policies with minimal environmental impacts. Issues of primary concern were land use, aesthetics, and visual quality (particularly with regard to existing views); cultural resources and historic buildings; and traffic. Mitigation measures from the previously prepared Glendale Town Center EIR were also incorporated, as it was situated within the Specific Plan area. This project developed in an area with a highly engaged and active citizenry and was subject to a high level of scrutiny. PBS&J’s goals were to prepare a legally defensible, comprehensive Program EIR that the City could use to further its vision for the revitalization of downtown in a cohesive and practical manner. This project was completed on time and within the proposed budget.
Beach Boulevard-Edinger Avenue Corridor Study
(Specific Plan) EIR
City of Huntington Beach

PBS&J is currently preparing an EIR for the Beach Boulevard-Edinger Avenue Corridor Study (Specific Plan) project for the City of Huntington Beach. Beach Boulevard, designated State Route 39, is a principal arterial street (City of Huntington Beach General Plan) and the main path of travel through Huntington Beach from Interstate 405 (I-405) to the beach. Edinger Avenue, which intersects Beach Boulevard near I-405, is a major east-west arterial. Primary land uses along Edinger Avenue include the Bella Terra Regional Shopping Mall, various commercial strip centers, and Goldenwest Community College. An active rail line bisects Edinger Avenue just east of Gothard Avenue. The Corridor Study is intended to determine and implement a clear and comprehensive vision for growth and change along Beach Boulevard and Edinger Avenue. The specific configuration for new public and private investment along the corridor will be determined by a planning process involving City officials, citizens, stakeholders, and City staff. Specifications to guide land use and development intensity, site layout, building design, site landscaping, and signage will be detailed in the Corridor Study. Land use and development standards will be drafted to replace preexisting zoning regulations, and to assist the community to more effectively attract investment and improve the evolving image and identity of the City along these areas.

Bella Terra Phase II Mixed-Use Redevelopment EIR
City of Huntington Beach

PBS&J recently completed an EIR for the proposed Bella Terra Phase II project for the City of Huntington Beach. The project site is bordered by a railroad ROW and commercial property. The 15.86-acre project site contains two buildings formerly occupied by Montgomery Wards. The Montgomery Wards building was originally an anchor tenant of the former Huntington Beach Mall, which was developed in 1967 as one of the first enclosed shopping malls in southern California. Montgomery Wards vacated the building in 2001. Phase II of the Bella Terra development includes an 840,190-sf, multi-level, mixed-use retail, office, and residential development, excluding structured parking. Phase II of Bella Terra will be developed in five blocks, ranging in height from two stories to five or six stories. The proposed project requires a General Plan Amendment and a Zoning Text Amendment. Unique issues for this project are traffic and utilities infrastructure. This project was completed on time and under the proposed budget.

The Ripcurl Mixed-Use Redevelopment EIR
City of Huntington Beach

PBS&J recently completed an EIR for the proposed Ripcurl project for the City of Huntington Beach. The proposed project, known as "The Ripcurl," is located across from Golden West Community College and is bordered by the Southern Pacific Railroad ROW and commercial property. Southern California Edison owns a small site with two transmission towers that abut the project site at its northeast corner. The existing land use comprises approximately 59,826 sf of commercial space in one- and two-story buildings and is known as the College Country Center. The space is approximately 90 percent leased with 45 tenants. The shopping center was constructed in 1979 consists of four retail buildings and a two-story office building. The applicant is proposing to ultimately develop up to 500 luxury residential units in five residential stories located above approximately 15,000 sf of street-level retail and commercial uses. The proposed project will require a General Plan Amendment, Zoning Text Amendment,
and Zoning Map Amendment. Actual construction of the proposed project will likely require a conditional use permit from the planning commission and review by the design review board. Unique issues for this project are traffic and safety related to the adjacent rail line and transmission towers. This project was completed on time and under the proposed budget.

**Waterfront Grand Resort and Conference Center Supplemental EIR Addendum**

*City of Huntington Beach*

PBS&J prepared an Addendum to a Supplemental EIR for a resort-style hotel and conference center, a 500-unit residential development, and a 900-space parking garage located in the city of Huntington Beach. The project was located within the boundaries of the coastal zone on a historic, though degraded, wetland complex. As such, impacts to biological resources were of primary consideration in the environmental document. In addition, due to the magnitude and location of the project, traffic and circulation, geology, and visual impacts were of paramount concern. A portion of the site was located within the City’s Redevelopment Project Area; therefore, the Redevelopment Agency, though not the lead agency, played a prominent role in the development of the environmental document. This project was completed on time and within the proposed budget.

**Huntington Beach Waterfront Addendum #2**

*City of Huntington Beach*

PBS&J prepared an Addendum to a Supplemental EIR for a 200-unit residential development located in the city of Huntington Beach. The project, located within the boundaries of the coastal zone, was to retain a historic, though degraded, wetland complex. As such, indirect impacts to the preserved on-site wetlands, as well as other wetlands located downstream of the project site, were a primary consideration in the environmental document. A portion of the site was located within the City’s Redevelopment Project Area; therefore, the Redevelopment Agency, though not the lead agency, played a prominent role in the development of the environmental document. This project was completed on time and within the proposed budget.

**Huntington Beach Pacific City Program EIR**

*City of Huntington Beach*

The City of Huntington Beach selected PBS&J to prepare a Program EIR to assess potential environmental effects associated with a specific plan for a large-scale, mixed-use urban center. This high-profile project was located off Pacific Coast Highway across from Huntington State Beach between the Waterfront Hilton and the Huntington Beach Pier. This development included high-quality retail, restaurant, commercial, entertainment, office, hospitality, residential, and active/passive recreation uses. The City envisioned this development as one that would provide tremendous visitor-serving opportunities. PBS&J staff provided expert environmental consultation and public facilitation services to the City, legal team, designers, federal/state/regional/local agencies, community-based organizations, and citizen groups. Besides the comprehensive nature of the Program EIR, major issues for this project were traffic, view preservation, mass/bulk/scale, groundwater, noise and air quality, and potential impacts on neighboring residences. This project was completed on time and within the proposed budget.

**Blocks 104/105 EIR**

*City of Huntington Beach*

PBS&J, under contract to the City of Huntington Beach Planning Department, prepared an EIR for a visitor-serving, commercial, urban retail and hotel complex in the downtown area. The 6.31-acre project site is located along Pacific Coast Highway and within the coastal zone, a redevelopment project area, and owned by the City’s Redevelopment Agency. This high-profile and controversial project in the city’s waterfront area includes evaluation of historic resources associated with demolition of existing structures within Blocks 104 and 105; impacts
of traffic circulation, distribution, and parking; land use issues related to revitalization of the waterfront area and implementation of the Redevelopment Plan as it relates to the General Plan goals and policies; and impacts on public services and infrastructure. In addition, given the project's close proximity to the Pacific Ocean, geologic and hydrologic issues associated with soil stability, seismicity, and runoff were also evaluated in the EIR, focusing particularly on potential impacts from subsurface structures such as parking facilities. This project was completed on time and within the proposed budget.

**Huntington Beach Newland Street Residential Project EIR**

*City of Huntington Beach*

The Newland Street Residential Project, located in the city of Huntington Beach, involved conversion of a former industrial site to a residential development with 204 multi-family residential units. PBS&J was responsible for completing an EIR for the project, as well as supporting technical studies and public outreach in compliance with CEQA guidelines. The project was located on a 25.3-acre site formerly used as an oil pipeline and storage tank terminal, for which decommissioning and remediation has been completed. The project provided much-needed medium-density residential housing in a highly desirable location in proximity to the coast within the built-out City of Huntington Beach. Key features of the proposed development included 204 multi-family residential units (81 duplex townhomes, 123 triplex units); building heights of two and three stories; General Plan Amendment from current designation I-F2-d (Industrial-0.50 Floor Area Ratio-Design Overlay) to new designation RM (Medium Density Residential); zone change from current zone IL-FP2 (Limited Industrial-Flood Plain) to new zone RM (Medium Density Residential-Floodplain); infrastructure improvements necessary to serve proposed development; private open space with each residential unit, community open space amenities, and 2-acre public park dedication; increase of site elevation by approximately 5 to 6 feet via import of fill soil, to avoid future flood hazard issues; and project design to avoid impacts to adjacent wetlands. Because some areas were potential wetlands and subject to Clean Water Act regulation, PBS&J was retained to perform a Jurisdictional Delineation of the site. This project was completed on time and within the proposed budget.

**REFERENCES**

**City of El Segundo**

Department of Planning  
Kimberly Christensen, Planning Manager  
310.524.2340  
350 Main Street  
El Segundo, CA 90245-3813

**Community Redevelopment Agency of the City of Los Angeles**

Environmental Review Unit  
Dr. Robert Manford, Senior Planner  
213.977.1912  
1200 W. 7th Street, Suite 200  
Los Angeles, CA 90017

**City of Huntington Beach**

Department of Planning  
Mary Beth Broeren, Planning Manager  
714.536.5550  
Jane James, Senior Planner  
714.536.5596  
2200 Main Street  
Huntington Beach, CA 92648

**City of Newport Beach**

Planning Department  
Sharon Wood, Assistant City Manager  
949. 644.3222  
3300 Newport Boulevard  
Newport Beach, CA 92663

**Santa Monica Malibu Unified School District**

Procurement, Contracts & Construction Management  
Virginia Hyatt, Director  
310.450.8338, Ext. 249  
1651 16th Street  
Santa Monica, CA 90404
In order to be responsive to the City's needs as we collaborate to develop new assisted living/senior housing facilities for the El Segundo community, PBS&J has assembled a team of professionals with a distinguished track record of producing environmental documents for projects ranging from smaller-scale residential and commercial projects to larger multi-phased residential, commercial, recreational, and industrial projects. We offer an outstanding team of environmental and urban planners, supported by highly competent technical specialists.

The PBS&J team provides the full range of technical skills required to prepare environmental documents, as well as other related tasks. Our team includes CEQA practitioners, environmental scientists (including a registered geologist, historic resource preservationist, registered archaeologist, doctoral hydrologist, and registered hazardous materials specialist), urban planners and designers (including an architect), land use specialists, transportation planners and engineers, infrastructure engineers, and public participation specialists. PBS&J's capabilities to write superior environmental documents...
Section 2. Project Team

and associated technical studies for the City are enhanced by our team members' extensive experience preparing environmental documents in the region and throughout the state. The excellence and innovation of our environmental documents have been recognized through numerous awards received from our peers and professional organizations, and by the continued relevance of our documents to the communities in which they have been developed.

The key professionals comprising the PBS&J team have experience in, and direct knowledge of, the City of El Segundo and/or its neighboring areas. Overall program management and preparation of final work products will be the responsibility of PBS&J. PBS&J staff members will be involved in all phases of the work program and will provide assistance and project management to our team members. This section summarizes the qualifications of our technical team. We have also presented each staff member's specific responsibility.

An organizational chart is included on page 1, and resumes of the PBS&J project team can be found in Appendix A.

PROJECT MANAGEMENT TEAM

Project Director

**Ruta K. Thomas, REA**

310.268.8132, Ext. 4321233

Ms. Thomas has nearly 15 years of CEQA/NEPA experience and is the CEQA/NEPA senior group manager for PBS&J's Los Angeles office, as well as a senior project manager responsible for managing the preparation and coordination of highly complex, controversial, and visible environmental documentation for projects throughout California. She has experience managing a diversified mix of projects, such as LAUSD Central Los Angeles Area Learning Center No. 1 (Ambassador) EIR, New South Coast County Golf Course EIR for the Los Angeles County Department of Parks and Recreation, and MEPS and Segundo Business Park projects for the City of El Segundo. She has a solid background in the preparation of CEQA/NEPA documentation, especially for projects with sensitive historic resources, hazardous materials, and transportation issues.

Ms. Thomas is a registered environmental assessor (REA) with the California Environmental Protection Agency's Department of Toxic Substances Control. She is currently managing PBS&J’s five-year on-call contract with LAUSD, which to date has included more than 20 environmental documents and 40 technical studies throughout Los Angeles. She has worked on a number of high-profile and highly complex projects that required expert-level analytic abilities and superior communication skills. She earned a B.A. in biology/economics from Lehigh University and an M.A. in environmental studies from Brown University. Ms. Thomas has also provided CEQA instruction through seminars hosted by AEP.

**Project Manager**

Carrie Garlett

310.268.8132, Ext. 4321265

Ms. Garlett will serve as project manager for the Assisted Living/Senior Housing Project EIR. She has 11 years of professional experience in environmental analysis and permitting, engineering, planning, and development management. She has managed and coordinated a variety of projects ranging from small commercial and residential developments to highly complex, large-scale master-planned developments. As a project manager and forward planner, Ms. Garlett has worked for a variety of public- and private-sector clients and is well-versed in the preparation and processing of CEQA documentation. She has produced environmental documentation for a wide range of projects in urban areas, complex residential projects, and large-scale mixed-use projects, and has extensive experience in the City and County of Los Angeles. Prior to joining PBS&J, Ms. Garlett managed development (including environmental, entitlement, and construction documents) of more than 1,200 multi-family residential units within mixed-use and transit-oriented development (TOD) projects in northern and southern California. Her background in engineering, project management, and forward planning gives her extensive
knowledge of the southern California area and the processes and procedures needed to accomplish complex development and infrastructure projects. Ms. Garlett holds a master's degree in city planning from the Georgia Institute of Technology (Georgia Tech) and a B.S.E. in civil engineering, specializing in municipal services, from the University of Michigan, Ann Arbor.

As a project manager for the Assisted Living/Senior Housing project, Ms. Garlett will be responsible for the allocation of staff resources, senior client management and troubleshooting, and daily communication and coordination with the City. She will oversee all day-to-day operational aspects of the work (technical and administrative) and will be the regular point of contact with the City throughout the individual environmental clearance processes.

Our team's organization is designed to have all coordination and communication between the City and PBS&J go through the project manager. The project manager will receive the task request from the City, develop the budget for approval, assign staff, and coordinate task execution to the City's satisfaction. During the execution of the task, PBS&J's methodology is to allow the senior discipline leads performing the task to have direct communication with the City's project managers to obtain documents and necessary information to perform the task. The project manager will provide the quality assurance for the tasks, and the project director will also be available to the team for technical guidance. The project manager will attend all meetings and teleconferences on the project and be responsible for adhering to the schedule and maintaining cost controls. The project manager will also oversee the technical studies work (traffic study and historic resources assessment).

Ms. Garlett will oversee all day-to-day operational aspects of the work and will be the regular point of contact with the City throughout the individual environmental clearance processes.

TECHNICAL TEAM

Aesthetics

Raul Henderson
310.268.8132, Ext. 4321266

Mr. Henderson has professional experience in architecture, urban design, visual simulation, shade-shadow analysis, and planning initiatives for our clients. His experience includes design development and production of commercial, mixed-use, and residential urban planning, design, and architecture documents including analyses relative to massing, shade-shadow, and urban context: preparation of visual simulations; public and stakeholder outreach; and preparation of environmental and planning documents for adaptive reuse projects, TOD, and urban infill projects. Mr. Henderson understands the challenges that growing communities face today and acknowledges the importance of land use planning, urban design and architecture, sustainability, higher density living, and public transportation. His graphic representation experience includes preparation of urban design sketches, master plans, site plans, architectural plans, design details, and 3D simulations using AutoCad, SketchUp, Form Z, Photoshop, and other design software. He has coordinated complex projects with numerous stakeholders and has facilitated several community workshops during public outreach processes. Mr. Henderson holds an M.A. in urban planning from the University of Southern California and a B.A. in architecture from Monterey Institute of Technology, Mexico City, Mexico. He is fluent in English and Spanish, and has considerable experience working on projects with Spanish-speaking communities in Los Angeles County. His notable experience includes the Conceptual Plan Study and Design Alternatives for the future Maravilla MTA Gold Line Station TOD Project for the Los Angeles MTA.
Air Quality and Noise

Geoffrey H. Hornek
415.362.1500, Ext. 207

Mr. Hornek is a senior scientist and engineer with 25 years of experience in environmental air quality and noise analysis as well as managing projects in these subject areas. He has prepared technical reports for a wide variety of industrial, commercial, transportation, and urban development projects and is well-versed in the federal, state, and local regulatory framework that guides development. Mr. Hornek's technical capabilities include measuring ambient air pollutant and noise levels, performing computer-based air dispersion/noise attenuation modeling, conducting air toxic health risk assessments, and designing environmentally superior alternatives to mitigate air pollutant and noise problems and their related health impacts. His experience includes noise monitoring using Type I rated instruments, as well as sophisticated noise modeling using FHWA-RD-77-108, SOUND2000, and Traffic Noise Model 2.0. Additionally, Mr. Hornek can provide full-range noise measurement spectrographs utilizing Larson Davis Data Noise Analysis software. He prepared air quality and noise analyses for the MEPS and Segundo Business Park projects for the City of El Segundo.

As a member of PBS&J’s climate change group, Mr. Hornek is one of the lead preparers/reviewers of climate change analyses for environmental documents. He is knowledgeable about the latest climate change issues and the rapidly changing regulatory environment through his work on the topic, as well as regular attendance at climate change seminars given by public agencies, attorneys, and specialized scientists. He is completing study and research toward an M.S. in environmental health from the University of Minnesota, School of Public Health. Currently, Mr. Hornek is conducting air quality and noise modeling and preparing associated analyses for environmental documents being prepared by PBS&J for many cities throughout California.

Agricultural Resources, Public Services, and Recreation

Allison W. Studin
310.268.8132, Ext. 4321225

Ms. Studin is an environmental planner responsible for preparing environmental analyses for both program-level and project-level EIRs. She has completed project-level analyses ranging from impacts to visual character and quality, to impacts to utilities and service systems, and has worked with several developments being prepared in the City of Huntington Beach and City of Santa Monica. She prepared a large portion of the analyses for both the MEPS and Segundo Business Park MNDs for the City of El Segundo. She is also part of PBS&J’s project team for the Exposition Corridor Transit Project Phase 2 Environmental Impact Statement (EIS)/EIR, working closely with the Exposition Metro Line Construction Authority in preparing the EIS/EIR for bringing light rail transit to the west side of Los Angeles County. The project has required extensive research into light rail transit, especially with relation to aesthetic, economic, and fiscal impacts. Ms. Studin graduated from Indiana University with a B.S. in management through the School of Public and Environmental Affairs. She is currently assisting with the preparation of environmental analyses for SMMUSD and the Cities of Los Angeles, Newport Beach, and Simi Valley.

Biological Resources

Karl L. Osmundson
858.514.1068

As a consulting biologist for a variety of projects throughout California requiring CEQA and NEPA compliance, Mr. Osmundson has led an assortment of field survey efforts and prepared a comprehensive array of technical documents including opportunity and constraints analyses, vegetation mapping, GIS support, general biological resources technical reports, special-status species protocol survey reports, Endangered Species Act Section 7 biological assessments, natural community conservation planning/habitat conservation plan (NCCP/HCP)
consistency analyses, equivalency analyses, determination of biologically equivalent or superior preservation analyses, jurisdictional delineation reports for 404/401/1600 permitting, Caltrans natural environment study reports, IS/MNDS, EIRs, environmental assessments (EA), EISs, resource management plans, habitat and mitigation monitoring plans, and restoration plans. Mr. Osmundson has been responsible for the coordination of permitting and consultation with U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, U.S. Forest Service, California Coastal Commission, California Department of Fish and Game, and Regional Water Quality Control Boards, among other agencies. He has also provided support in the implementation of project mitigation and permit conditions including pre-construction surveys and reporting, construction monitoring, and habitat creation/restoration monitoring.

**Climate Change**

**Michael K. Hendrix**

909.890.5951, Ext. 2509

Mr. Hendrix serves as a senior air quality and climate change expert in PBS&J's environmental sciences division. He has more than ten years of experience involving environmental assessments, air quality, greenhouse gas (GHG) emissions, and noise analysis. He has supervised and authored multiple air quality, global climate change, and acoustical analysis reports, EAs, ISs, and EIRs. He has done extensive research analyzing specific technical issues of air quality, GHG emissions, global climate change, and acoustics as they relate to project compliance with NEPA and CEQA. His experience also includes public outreach efforts for project-specific meetings and for informing local and state officials on air quality, GHG emissions, and acoustical issues. His current responsibilities with PBS&J include coordinating air quality analysis, health risk assessments, and climate change analyses. He is the principal author of the AEP White Paper on “Alternative Approaches of Analysis on Climate Change in CEQA,” 2007. He is the recent recipient of AEP's Professional Achievement Award for innovative air quality mitigation programs for projects that provide comprehensive air pollutant reduction measures throughout the life of a project. AEP specifically recognized that “his commitment to balancing the need for industrial, commercial, and residential development projects in the state with the reduction of air pollution is evident through his dedication to air quality evaluations and mitigation that significantly reduce air pollution generated by the expansion of these markets.” Mr. Hendrix holds a B.S. in environmental science from the University of Riverside. Most recently, he prepared climate change analyses and a health risk assessment for the controversial First Street Waste Transfer Station Supplemental EIR for the City of Pomona.

**Cultural Resources (Historic Resources)**

**Amber L. Grady**

916.325.1467

Ms. Grady is a senior scientist with experience in technical analysis, specializing in historic resources, for a variety of environmental documents. She has expertise in the preparation of EIRs, ISs, MNDs, and mitigation monitoring and reporting programs. She has also prepared NOPs and notices of declaration for land use applications. Her historic resource experience beyond EIRs includes historical surveys and evaluation, archival research, Historic American Buildings Survey-like photo documentation, Section 106, and California Register of Historical Resources nomination process. She holds an M.A. in historic preservation from Savannah College of Art and Design, and a B.A. in interior design with a minor in art history from the University of California, Chico. Most recently, Ms. Grady completed a peer review of a historic resources evaluation of Hollywood Park for the City of Inglewood. She is currently involved in preparing historic resources evaluations for several listed sites in Santa Monica and Malibu.

**Cultural Resources (Archaeological & Paleontological Resources)**

**Denise Jurich, RPA**

916.325.1451

Ms. Jurich has 14 years of experience in California and Great Basin archaeology. She has extensive experience in...
survey, excavation, and laboratory procedures. She has worked in several geographic regions of California with emphasis on the Mojave Desert and the Inyo-Mono region, and is able to perform all activities associated with excavation including feature and site mapping, excavation, sidewall profiling, and competence with the GTS-212 laser mapping station. Her prehistoric excavation experience includes supervising field personnel and excavation of features, lithic scatters, quarries, and occupation sites. Her historic excavation experience includes proto-historic Native American sites, Chinese domestic sites, and dumps. Her laboratory experience includes washing, cataloguing, supervising lab personnel, conducting flaked stone analysis, managing catalog and analysis databases, and overseeing curation procedures. She is also proficient in preparing report sections, technical proofreading, and assisting supervisors in gathering relevant data for resource management reports. Ms. Jurich holds a B.A. and M.A. in anthropology from California State University (CSU), Sacramento. Prior to PBS&J, she served as an archaeologist/lithic analyst, flaked stone analyst coordinator, lab director, and crew chief/technician for the Archaeological Research Center CSU Sacramento.

Geology & Soils and Mineral Resources

George Burwasser, PG
415.362.1500, Ext. 217

Mr. Burwasser is a California registered geologist with more than 30 years of experience in geological and soil analyses. He is responsible for the slope stability, seismic safety, and erosion control components of environmental studies. He conducts site investigations and literature searches to compile, analyze, and evaluate information related to runoff and erosion, landslide potential, land subsidence, and earthquake hazards, as well as managing projects where these issues are of special concern to clients. Mr. Burwasser is also well-versed in the area of paleontology. He holds an M.S. in quaternary geology from the University of Saskatchewan and a B.A. in geology from Case Western Reserve University. Most recently, he prepared geology and soils analyses for the controversial Bella Terra and Ripcurl Mixed-Use Redevelopment EIRs for the City of Huntington Beach and the First Street Waste Transfer Station Supplemental EIR for the City of Pomona.

Hazards & Hazardous Materials

Ruta K. Thomas, REA
310.268.8132, Ext. 4321233

Ms. Thomas has considerable expertise related to hazards and hazardous materials. As an REA, she has been determined by the State of California to have the academic training, occupational experience, and professional reputation necessary for registration as an environmental assessor qualified to objectively conduct one or more aspects of environmental assessment and site cleanup activities. She can conduct Phase I Environmental Site Assessments (ESA), develop waste reduction plans, and supervise certain site cleanup activities. She can also conduct a qualified peer review of Phase I ESAs that have been prepared by other firms. In addition, as discussed earlier, Ms. Thomas is responsible for managing the preparation and coordination of environmental documentation for development projects throughout California. Her experience includes preparation of CEQA/NEPA documentation, site suitability studies, constraints analysis, and threatened and endangered species studies. Most recently, Ms. Thomas prepared a comprehensive hazardous materials survey of the Exposition Corridor Light Rail Extension EIR/EIS, which specifically addresses the segment of corridor that would travel from Culver City to its terminus in Santa Monica.

Hydrology & Water Quality

Sabrina M. Cook, Ph.D.
916.782.7275

Dr. Cook has 15 years of experience in the field of soil, water, and environmental assessment. Her expertise is in surface and subsurface water and chemical transport processes and transformations. She has experience with point and nonpoint source water quality issues including total maximum daily loads (TMDL), combined sewer outflows, watershed management strategies, hydrologic and hydraulic modeling, and water quality modeling.
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and assessment using parametric and non-parametric statistical techniques, trends analysis, principle components analysis, regressions, correlations, and other techniques. She is experienced in GIS applications for environmental characterization, assessment, data management, and planning, as well as training GIS end-users. She is skilled in preparation and review of EISs and EAs, permit applications (CEQA, NEPA, and others), diagnostic feasibility studies, quality assurance projects plans, TMDLs, technical and non-technical documents, stakeholder communication, field sampling and monitoring plans, and project management. Additionally, she has experience in environmental technology, policy, and management and has taught and developed college-level courses in these areas, including sections on environmental risk assessment and risk perception. She holds a Ph.D. and M.S. in soil science from the University of Minnesota and a B.S. in crop and soil science from Michigan State University. Most recently, she prepared an extensive hydrology study for the controversial Bella Terra and Ripcurl Mixed-Use Redevelopment EIRs for the City of Huntington Beach, and is currently preparing a similar level of analysis for the Beach-Edinger Corridor Study EIR.

Land Use & Planning and Population & Housing

Jessie Barkley
310.268.8132, Ext. 4321261

Ms. Barkley is a senior planner with ten years of experience managing urban and regional planning projects that require the development of creative solutions to improve communities. Her extensive experience includes preparing General Plans, long-range development plans, and infrastructure capacity studies, and she also conducts the majority of the policy consistency analyses for use in our EIRs, which capitalize on her in-depth knowledge of planning issues. She also has experience preparing federal and state-mandated housing plans, such as consolidated plans, housing elements, and fair housing assessments. She has served as primary planner for a variety of housing documents including Housing Elements for the Cities of Arcadia, Lawndale, King City, Kings County, La Cañada Flintridge, Salinas, Atwater, and Hawthorne, and recently prepared the award-winning Housing Element for the City of Santa Monica. Ms. Barkley was project planner for the City of Brea General Plan Update (California APA Project Award Winner in 2004), City of Newport Beach General Plan Update (Orange County APA Project Award Winner and California APA Project Award Winner in 2007), City of Riverside General Plan Update, and Claremont General Plan Update. She holds an M.A. in urban and regional planning and a post-graduate certificate in marketing and communications from the University of California, Irvine, and a B.A. in geography, with honors, from the University of British Columbia. She recently served as awards section director on the Los Angeles APA Board.

Traffic and Transportation

Kimberly M. Avila, AICP
310.268.8132, Ext. 4321230

Ms. Avila is a senior project manager specializing in redevelopment and transportation projects. She is well-versed in CEQA and NEPA compliance and has a long history of work on major urban development projects, including the 1,500-acre Bayview Hunters Point Redevelopment Area and Zoning Project and the 300-acre Mission Bay Project in San Francisco—both of which contained traffic infrastructure components and required extensive transportation modeling to evaluate the environmental impacts of development. She is a former instructor for Caltrans’ local assistance procedures. She recently managed the Exposition Corridor Light Rail Extension EIR/EIS, which specifically addresses the segment of corridor that travels from Culver City to its terminus in Santa Monica. Ms. Avila holds an M.A. from the School of International and Public Affairs, Columbia University, and a B.A. in government from Harvard College.

Utilities and Service Systems

David S. Beauchamp
916.782.7275, Ext. 224

Mr. Beauchamp is a water resources analyst/associate project manager providing assistance in the preparation of water supply assessments (WSA) and technical sections.
for environmental documents with an emphasis on hydrology and water quality. He has extensive experience implementing groundwater sampling techniques, working with Trimble and Garmin GPS receivers, water and soil samplers, and laser survey equipment. In addition, he is well-versed in solving field logistics issues, reviewing Surface Mine & Reclamation Act documentation, lake and stream ecology assessments, CEQA/NEPA regulations, and U.S. and California Clean Water Act regulations. He received a B.A. in environmental studies with a minor in oceanography, magna cum laude, from CSU Sacramento. He recently prepared the WSA for the controversial First Street Waste Transfer Station Supplemental EIR for the City of Pomona.

**SUBCONSULTANT**

**Kimley-Horn and Associates, Inc.**

Transportation and circulation is likely to be one of the major issues to be addressed in the environmental document. The PBS&J team includes Kimley-Horn and Associates, Inc. (KHA) for preparation of the traffic impact analysis (traffic study).

**Serine A. Ciandella, AICP**

714.939.1030

Ms. Ciandella will serve as project manager for the Assisted Living/Senior Housing project traffic study. She is a senior project manager at KHA with more than 25 years of experience in transportation planning, traffic impact studies, parking evaluation studies, transportation demand management practices, and environmental impact projects. In performing these studies, she has become proficient in working with community groups and presenting issues and options on complex and controversial projects to a variety of audiences. She has managed many large-scale traffic impact studies including a number of Specific Plan and General Plan Update projects. She is experienced with neighborhood traffic calming, transportation demand management and trip reduction programs, parking accumulation and shared parking analyses, and evaluation of preferential and paid parking. Ms. Ciandella is a certified planner with the American Institute of Certified Planners (AICP) and has a certificate in Transportation Demand Management from the UCLA Extension Program. She is a shareholder and vice president/senior associate of KHA and has been with the firm for 18 years. She is also a member of APA, and board member (four years) and past president of the Orange County Traffic Engineering Council. She has a B.S. in mass communications from Syracuse University.

**Stephen S. Chang, AICP**

714.939.1030

Mr. Chang is a certified planner and has more than ten years of professional experience in the fields of transportation planning, traffic impact studies, parking evaluation studies, and environmental impact projects. He will assist in the analysis of traffic impacts, circulation alternatives, and transportation features. He has managed numerous traffic impact and signal warrant studies, as well as complex data collection and analysis efforts. He is a member of AICP, APA, and Institute of Transportation Engineers. He received a B.S. in urban and regional planning from Cal Poly Pomona.
Section 3. Approach
PROJECT UNDERSTANDING

El Segundo

The City of El Segundo was incorporated in 1917. In Spanish, the name El Segundo means “the second,” for the second Standard Oil refinery located in California. The El Segundo plant was established in the early part of the century. The town surrounding the refinery eventually developed with single-family homes to house the workers of the plant.

El Segundo is considered part of the South Bay sub-region in the southwestern edge of the Los Angeles Coastal Basin. Downtown Los Angeles is located approximately 20 miles northeast of El Segundo. The City is bounded to the north by Los Angeles International Airport (LAX) in the City of Los Angeles; to the south by the City of Manhattan Beach; to the west by the Pacific Ocean and City of Los Angeles; and to the east by the City of Hawthorne and the Del Aire area in the County of Los Angeles. The communities of Playa Del Rey and Westchester are located just north/northwest of the airport. Surrounding land uses act as physical barriers around the City of El Segundo and isolate the city from adjacent South Bay cities such as Inglewood, Manhattan Beach, Hawthorne, and Lawndale. Regional access to the city is provided by Interstate 110 (I-110), Interstate 405 (I-405), and State Highway 1 (known as Sepulveda Boulevard through the city).

Due to the city’s close proximity to LAX and its history as a company town for Standard Oil, land uses in the city are primarily industrial businesses. According to the City’s General Plan Economic Development Element, El Segundo is an employment-led community, with development being led by employment rather than population growth. The city encompasses 5.46 square miles (3,494.4 acres), with a resident population of approximately 17,000. The daytime (employee) population is over 70,000, which indicates that the city’s population increases more than four times during the daytime.

The population of El Segundo has increased by 5.3 percent over a 10-year period with a slight increase in household size (U.S. Census data). The fastest increases in population in the city appear in the age categories of 5 to 14 years and 35 to 54 years. El Segundo’s population is expected to increase from the 2004 estimate of 16,861 to 19,479 by 2030. The City has an older age profile; however, growth over the 1990–2000 decade was characterized by an above-average proportion of families with children. El Segundo is more than 80 percent white, but has experienced above-average growth in black, Asian/Pacific Islander, and Hispanic ethnic groups between 1990 and 2000. Incomes and housing values are significantly above average.

Residential growth in the city has been limited since 1995, with an average of about three new housing units per year (General Plan Housing Element). This limited growth is due in part to the city’s almost entirely built-out nature. Multi-family units account for more than one-half of the residential units in the city, which indicates that the building density in the city is increasing. All of the residential population is west of Sepulveda Boulevard. The office/commercial/industrial area east of Sepulveda Boulevard houses the headquarters of Fortune 500 companies such as Mattel, Time Warner Cable, and SAIC, among others, as well as a range of businesses including aerospace and defense, information technology, industrial design, creative arts, digital media, and travel-related companies. El Segundo is also home to the Los Angeles Lakers, Kings, and Sparks.

The City of El Segundo has an open space and recreation inventory of about 213 acres. Of these 213 acres, approximately 90 acres consist of publicly owned resources including ten public parks, three school sites, utility transmission corridor, golf course, driving range.
recreation facility, and beach area. Due to the large daytime population, the remaining 123 acres are privately owned and primarily utilized by nonresidents. Due to the city’s close proximity to LAX and the prominence of industrial land uses, development within the city could be subject to many environmental issues including traffic, air quality, odor, and hazardous waste.

**Assisted Living/Senior Housing Project**

The 5.65-acre project site consists of six lots located on the northern boundary of the city at 540 East Imperial Avenue. The site is owned by ESUSD and is currently developed with an elementary school originally built in the early 1950s that closed in 1975. Eight single-story structures on the project site, totaling 22,488 sf, served as administrative offices and classrooms and are no longer being used. The project site includes open space and field on the northwest side of the property, currently used for a T-ball Little League field. Between March 2008 and May 2009, ESUSD held a series of meetings (711 Advisory Committee) to determine the best use of the property, and decided on a plan to re-entitle the site for lease and development of the Assisted Living/Senior Housing project.

The project site is currently zoned for planned residential development (PRD) and is consistent with the current General Plan Land Use Designation of PRD. Under the current PRD Zone, development is limited to a specific number of units—29 single-family and 36 multi-family units. All other development standards are established through the PRD approval process. Surrounding land uses include East Imperial Avenue, a community dog park, Imperial Highway, and LAX to the north; R-3 lots with multi-family residences, City Sump, and single-family residences to the east; R-3 lots with multi-family residences to the south; and a mortuary and single-family residences to the west.

The proposed conceptual development involves a two-tiered or optioned approach as follows:

- **Option 1** would consist of a senior living complex with a combination of traditional age-restricted senior housing (age 55 and older) and assisted/independent living housing on a 5.65-acre site. The assisted/independent living facility would accommodate 150 to 180 beds and 100 parking spaces. The senior apartment complex would have 130 to 150 units and 150 parking spaces. Access to the site would be from East Imperial Avenue.

**Preliminary Development Standards**

1. Maximum building height = 35 feet (three stories) with parapets and other auxiliary structures (elevator shafts, mechanical screens, etc.) up to 45 feet

2. Maximum floor area ratio (FAR) = 0.75

3. Maximum square footage = 175,000 sf

4. Parking ratio = one space per two beds for assisted/independent living; one space per studio and one-bedroom senior residential unit; and two spaces per two-bedroom senior residential unit
Option 2 would consist of a more traditional residential development with a mix of 24 single-family dwelling units and 45 multi-family units on private streets. The multi-family units would front East Imperial Avenue and take access from East Imperial Avenue only. The single-family portion of the project would take access from Walnut Avenue only.

Preliminary Development Standards:
1. Maximum building height = 35 feet for the multi-family units and 26 feet for the single-family units
2. Maximum density = 27 dwelling units per acre for the multi-family units and one dwelling unit per 5,000-sf lot for the single-family units
3. Parking ratio = two spaces for each single-family unit and two spaces for each multi-family unit, plus two visitor spaces for the first three to five units and two visitor spaces for each additional three units

The planning entitlements required include the following:
- A Specific Plan to allow a maximum FAR of 0.75 for Option 1 and increased density for Option 2
- A General Plan Amendment and Zone Change to re-zone the property from PRD to 540 East Imperial Avenue Specific Plan
- A Zone Text Amendment to establish development standards for the Specific Plan
- A Subdivision to re-configure the existing six parcels into seven new parcels with a “for condominium purposes” designation for Option 1, and/or a subdivision for 30 lots for Option 2
- A Development Agreement in order to implement the proposed project

Approximately 20 to 25 percent of the total square footage of the assisted/independent living space, and 10 to 15 percent of the senior apartment complex will be dedicated to amenities that may include a swimming/therapy pool, fitness center, community room, library, arts and crafts area, dining hall, bistro, garden, and a theater.

An 18- to 24-month construction schedule is anticipated for the proposed project. However, it is our understanding that uses (i.e., assisted living/senior apartments) may be built concurrently or independently. Upon completion of construction, the senior housing project portion will be LEED certifiable.

In addition to the proposed conceptual project, the following alternatives to the project will be studied if an EIR is required:
1. The “No Project” alternative
2. A hybrid concept with a 150-bed assisted living project and 20 single-family dwelling units on individual lots
3. A 200-unit senior apartment/condominium project

APPROACH & OBJECTIVE

The preparation of an environmental document for the Assisted Living/Senior Housing project will be structured as a collaboration of the PBS&J team, City staff, decision-makers, and the community. The PBS&J team commits to the delivery of environmental documents that will fully comply with statutory requirements, as well as any changes to those requirements, and will have maximum utility for long-term implementation in achieving the City’s goals and policies. To this end, we propose a comprehensive approach that involves:

- A clearly defined and rational process of developing technical studies and environmental analyses, collaborating with staff and decision-makers, and involving the public.
- Avoiding “off-the-shelf boiler plate” solutions by structuring environmental analyses and mitigation measures that are responsive to the constantly changing legal and regulatory environment, as well as uniquely related to the City’s goals and policies.
- Using highly visual materials and modeling that will enable City staff and decision-makers to easily understand how the environmental analyses will provide guidance for making a decision about the placement of the new aquatic facilities and programs.
Section 3. Approach

- The development of an environmental document and associated technical studies that amplify analyses with maps, diagrams, tables, illustrations, photographs, and other techniques so that discussions and technical data are clearly understood.

- A process that fully analyzes both options and alternatives of the Assisted Living/Senior Housing project—full analysis will guide the City to the best option that meets the needs of the City and its community.

SCOPE OF WORK

PBS&J will be responsible for the preparation of documents associated with all steps of the CEQA process in addition to supporting City staff with meetings/hearings, scheduling, noticing, and mailing. We understand that direction and oversight of the environmental process will be provided by the City. A detailed Scope of Work has been provided as part of Section 4.
Section 4. Scope of Work
METHODOLOGY

PBS&J will employ several resources in preparing the environmental document for the Assisted Living/Senior Housing project. Resources will include the following:

- **City of El Segundo and its Consultants**: PBS&J will obtain and confirm all project details (i.e., project design, technical studies, etc.) from the City, Applicant, and any other consultants that the City may have retained to prepare technical, economic, or feasibility analyses. PBS&J will review the EIR currently being prepared for the Aquatics Site Feasibility Study, as it is applicable to the proposed project site. PBS&J will also contact the appropriate City agencies and departments in an effort to obtain required information regarding public services and utilities/service systems.

- **Non-City Agencies**: PBS&J will coordinate with outside agencies and organizations (i.e., South Coast Air Quality Management District; South Central Coastal Information Center at California State University, Fullerton; County of Los Angeles Natural History Museum; Native American Heritage Commission; Los Angeles Regional Water Quality Control Board; Department of Oil, Gas and Geothermal Resources; California Department of Transportation; Southern California Gas Company; and Southern California Edison) to obtain necessary information for the proposed project, as applicable. Information from outside sources will assist in analyzing potential project impacts.

- **Non-City Technical Studies and Agency Reports**: PBS&J will obtain any technical studies or agency reports that may be applicable to the proposed project and/or the sites that are being considered. Obtaining previously prepared studies that are applicable to the proposed project allows PBS&J to identify commonalities and areas where information sharing can reduce the time, budget, or work needed to produce deliverables.

- **Field Work**: PBS&J staff will visit the potential sites to obtain existing setting information as part of preparing the environmental analysis. Site visits will be conducted to determine any potential aesthetics, air quality, biological resources, cultural resources (in particular historic resources), hazards and hazardous materials, noise, recreation, and traffic impacts at a minimum.

- **Internet**: PBS&J will research potential project and CEQA issues on the internet. The internet provides a wealth of information about the environment in Los Angeles and can offer details about other similar projects in the vicinity that may be applicable. All information obtained from the internet will be verified from a reliable source prior to inclusion in the environmental analysis.

Further details about PBS&J’s methodology for gathering information and preparing analysis for the Assisted Living/Senior Housing project have been provided by CEQA issue areas below in this Section.

DATA NEEDS

In order to achieve the objectives identified in the RFP, PBS&J does not anticipate needing any City services or staff resources beyond those typically required during a CEQA process. PBS&J staff will obtain and confirm details about the project from the City (and its Applicant) and work with planning staff to prepare the required environmental document. Project details would include, in part, project design features, community outreach feedback, applicable information from the Aquatics Site Feasibility Study EIR, and any other issues that are unique to the proposed project. PBS&J will obtain and confirm any technical studies (i.e., biological, geotechnical, existing Phase I and Phase II Environmental Site Assessments, drainage, etc.) that have been prepared for the proposed project from the City and consult with the City on the timing of the proposed project in order to accurately model projected air quality, noise, and traffic impacts. We will ensure that we are up to date on the City’s community outreach efforts thus far and are knowledgeable about the community’s interest in the proposed project. We will contact the appropriate City agencies/departments (i.e., Public Works, Fire Department, Police Department, etc.) to obtain information about the capacity and availability of these agencies/departments to provide for the proposed project.
Section 4. Scope of Work

PROJECT APPROACH

The approach of the PBS&J project team is based on meeting the following objectives:

- Serving as a key element of the City’s team to anticipate controversial issues, provide unbiased recommendations, devise solutions to potential impacts and/or other issues that may arise, and provide expert planning, policy, and environmental compliance consultation
- Committing senior management to the project to provide close coordination with, and accessibility to, the City to ensure technical accuracy, document objectivity, and legal defensibility
- Complying with CEQA, the current CEQA Guidelines, as well as current case law, and serving as a public educator of CEQA and the CEQA process
- Complying with all unique City processing requirements
- Responding to all significant issues of concern raised by various governmental agencies, private entities, individuals, and community groups
- Submitting all required deliverables within the mutually agreed-upon time frames
- Providing the City with regular electronic updates of the documents as they are revised and finalized

It is our understanding that the City anticipates preparation of an IS/MND or an IS, NOP, and EIR for the proposed project. The City is considering a proposed conceptual development that involves a two-tiered or optioned approach. **Option 1** would consist of a senior living complex with a combination of traditional age-restricted senior housing (age 55 and older) and assisted/independent living housing on a 5.65-acre site. The assisted/independent living facility would have a range of 150 to 180 beds with 100 parking spaces. The senior apartment complex would have 130 to 150 units with 150 parking spaces. Access to the site would be from East Imperial Avenue. **Option 2** would consist of a more traditional residential development with a mix of 24 single-family dwelling units and 45 multi-family units on private streets. The multi-family units would front East Imperial Avenue and take access from East Imperial Avenue only.

The single-family portion of the project would take access from Walnut Avenue only. In addition to the proposed conceptual project, the following alternatives to the project will be studied if an EIR is required: 1) the “No Project” alternative; 2) a hybrid concept with a 150-bed assisted living project and 20 single-family dwelling units on individual lots; and 3) a 200-unit senior apartment/condominium project.

This proposal assumes that preparation of either an IS/MND or IS/NOP and EIR would involve analysis of both **Option 1** and **Option 2**. Therefore, the following scope of work includes Option A to prepare an IS/MND and Option B to prepare an IS/NOP and EIR. PBS&J will take full responsibility for project initiation and organization, review of existing information (i.e., Phase I and Phase II Environmental Site Assessments for the project site, applicable information from the Aquatics Site Feasibility Study EIR, etc.), data compilation, impact assessment, development of mitigation measures, report compilation, monitoring and review for CEQA adequacy, attendance at public meetings and hearings, response to public comments, coordination of the internal project team, and preparation of a Mitigation Monitoring and Reporting Program and Errata Sheet (as necessary).

Report format and content will be in full compliance with CEQA (as amended through the date of submittal of the draft MND or EIR), the CEQA Guidelines (also as amended through the date of submittal of the draft MND or EIR), and the City’s environmental guidelines and procedural requirements. General MND or EIR organization will include a discussion of existing conditions, potential direct and indirect/secondary environmental impacts, and the recommendation of mitigation measures for each affected issue area. All revisions to documents will be prepared using red-line/ strike-out format. To present information in a concise and easily understood format, text will be supplemented with graphics, charts, maps and tables on 8½ x 11 white paper, unless a larger format is critical to the readability of the document. Work products will consist of professionally photocopied reports in comb bindings, which are printed on recycled paper. The majority of graphics, charts, and maps will be presented in black ink, although some
color graphics may be included to help convey necessary information. All work products will be submitted in printed format, electronic format, and on CD (as outlined under each task below) and will be prepared using Microsoft Word 2003, Adobe Acrobat (PDF) and any other requested formats that are compatible with the City’s software applications. All documents, notices, and maps would be provided on CD in Microsoft Word 2003 format and sent via email as required by the City. Regular electronic updates of the documents would be provided to City staff as drafts are revised and finalized. All documents and plans shall be the property of the City of El Segundo.

**TASK 1** Participate in Project Startup Activities

**Subtask 1A Attend One Project Kickoff Meeting**

Members of the PBS&J team will attend one project kickoff meeting with representatives from the City of El Segundo. Specifically, PBS&J’s project director and project manager, as well as KHA’s project manager, will attend the kickoff meeting. The purpose of the kickoff meeting is to compile the relevant background data and reports; clearly define the proposed project for the purposes of the environmental analysis; begin to compile a list of cumulative projects; discuss the project schedule and important assumptions for achieving the schedule; identify all anticipated discretionary actions; establish early communication among various project team members, as well as the protocols for ongoing communication; and to familiarize the PBS&J project team with the issues and concerns that the City determines to be important issues for analysis in the environmental document. Based on the discussions and issues raised during the kickoff meeting, the PBS&J project management team will refine the scope of work, schedule, and budget, if necessary.

**Products**

- Attend one (1) kickoff meeting
- Submit one (1) written request for additional information, if necessary

**TASK 2** Prepare Technical Studies

**Subtask 2A Prepare Traffic Study**

Kimley-Horn and Associates, Inc. (KHA) will prepare the Traffic Study for the proposed project. PBS&J will prepare the Transportation & Traffic section of the MND or EIR. The following scope of work is based on our initial understanding of the proposed project. The proposed project includes two options for the development of a new assisted living/senior housing facility to meet the current and projected needs of the community and City. The project envisions either a MND or EIR level of analysis for both options, with at least three alternatives analyzed under the EIR. The Traffic Study will address the following conditions:

- Existing Conditions
- Opening Year
  - Without Project
  - With Project – Option 1
  - With Project – Option 2
- General Plan Build-out
  - Without Project
  - With Project – Option 1
  - With Project – Option 2

The Traffic Study will evaluate the traffic-related project impacts of the proposed project (both options) during the morning and evening peak hours on a typical weekday at up to ten (10) study intersections in the project vicinity. KHA will coordinate with City staff to identify the study intersections. The study will also provide an evaluation of the on-site circulation, project access, and compliance with the parking requirements of the Specific Plan development standards. KHA will prepare a study that meets the requirements of the City of El Segundo, and that complies with the Los Angeles County Congestion Management Plan (CMP). The scope of services for the Traffic Study is based on KHA’s understanding of the project issues and the study requirements of the City of El Segundo. As part of project initiation, KHA will obtain a complete project description and confirm the to-scale copy of the project site plan, including:
Section 4. Scope of Work

- Number and type of site facilities (i.e., number of dwelling units by type, number of beds in the assisted/ independent living facility, etc.)
- Building and hardscape footprints
- Site layout showing all project driveways and parking areas
- Parking supply for each of the residences
- On-site vehicle flow lines
- Any other site features that will affect the flow of traffic into and out of the site

The following outlines the tasks KHA will perform as part of completing the Traffic Study for the proposed project:

- Collect current weekday morning and evening peak hour traffic count data for the study intersections. KHA will confer with City staff to consider which traffic count data in the Aquatics Center EIR and other studies in the area (some collected in March 2009 and some collected in February 2010) are usable for this study. For budgeting purposes, it is assumed that new traffic count data will need to be collected at five (5) study intersections.

- Develop trip generation estimates for the proposed site uses. The Institute of Transportation Engineers (ITE) Trip Generation (8th Edition) publication offers several land use types for residential developments, including Single-Family Dwelling Units, Multi-Family Dwelling Units, Senior Adult Housing – Detached, Senior Adult Housing – Attached, Congregate Care Facility, Assisted Living, and Continuing Care Retirement Community. KHA will provide copies of the descriptions for each land use category for consideration, and confer with City staff and the project team on which are the most appropriate for the proposed project (both options).

- Develop trip distribution and assignment assumptions for each component of the project. Separate trip distribution assumptions will be developed for the traditional housing, senior housing and the assisted/ independent living components. KHA will submit trip generation and trip distribution assumptions to City staff and the project team for concurrence prior to proceeding with the analysis.

- Distribute the project traffic to the surrounding street system and through the study intersections.

- Obtain approved and pending project information from the City of El Segundo and surrounding cities. KHA will start with the approved and pending project information compiled for recent studies prepared by KHA for other projects in the vicinity, and will contact each agency to confirm and update this information.

- Conduct intersection analysis for Opening Year and General Plan Build-out conditions – Without and With the Proposed Project (both options).

- Intersection analysis will be conducted using the City’s approved Intersection Capacity Utilization (ICU) methodology. In addition, any intersection on a Caltrans facility will be analyzed using the Highway Capacity Manual (HCM) methodology, as required by the Caltrans Guide for the Preparation of Traffic Impact Studies.

- Identify project impacts, and identify project mitigation, if necessary.

- The site plan for Option 1 reflects site access to and from Imperial Avenue, a drop-off area for the Assisted Care building (Lot 1) and perimeter parking for the Senior Living building (Lot 2) with multiple pedestrian access points. The project description for Option 2 indicates that the single-family component of the development would take access from Walnut, and that the multi-family component of the development would take access from Imperial Avenue. We will evaluate the proposed site access, on-site circulation provisions for both vehicles and pedestrians, and the project parking for both options.

- Prepare a stand-alone traffic study summarizing our analysis methodology, study findings, and recommendations.

- Prepare trip generation estimates and comparison tables for the two project alternatives.

- Assist in preparation of responses to traffic-related comments (up to 8 hours).

- Attend up to two (2) project team meetings and three (3) Public Hearings.
Section 4. Scope of Work

The Traffic Study's scope of work and budget outlined in this proposal are based on the following assumptions:

1. To-scale site plans and a complete project description, available on-site and off-site improvement plans, record drawings, and existing aerial photographs or topographic maps will be provided to KHA.

2. Any changes or revisions to the site plan or project description once the analysis has begun will require additional or changed analysis, which will constitute additional services, and will require an adjustment to the project schedule and budget.

If issues not specifically listed here arise as a result of comments or concerns by citizens or City staff, they will be evaluated as a separate work authorization by KHA, for a fee to be mutually agreed upon prior to initiating work.

Subtask 2B Prepare Cultural Resources Study

Architectural History

The proposed project would involve the redevelopment of a 1950s school campus to residential uses. Given the project would demolish historic-age buildings, a PBS&J architectural historian will conduct a survey of the project site. All buildings and structures on the campus will be recorded in the field, and interior investigations will be performed where determined feasible and necessary. The history of the campus will be gathered through available documents provided by the City and gathered from the school district and other local repositories to determine their potential significance per CEQA. A cultural resources records search will also be obtained from the South Central Coastal Information Center (SCCIC). Existing research will be used to the extent possible.

Archaeology

The SCCIC records search will identify any previously recorded archaeological sites and archaeological investigations within 1/4-mile of the project area. In accordance with standard professional practice, PBS&J will request a search of the Native American Heritage Commission's (NAHC) sacred lands database to determine if any Native American cultural resources are present on or in the vicinity of the proposed project site. Native American organizations identified by the NAHC will be contacted for their input on the project. Given the urbanized setting of the project, PBS&J anticipates that no Native American issues will arise and the Native American consultation will be an exercise in professional due diligence. This scope of work and budget does not include a pedestrian archaeological survey.

Technical Memo

Based on the architectural history and archaeological investigations, PBS&J will prepare a Technical Memo summarizing the findings of the investigation and assess the project's potential effects on historical and archaeological resources. The Technical Memo will include a prehistoric, ethnographic, and historic setting for the project area and descriptions and evaluations of any known cultural resources on the project site. Where applicable, recommendations for further study or mitigation measures to reduce or eliminate adverse impacts on cultural resources to less-than-significant levels will be identified. The report will meet the standards of the Office of Historic Preservation for Archeological Resource Management Reports.

IS/MND or EIR Section

Based on the architectural history and archaeological investigations, PBS&J will prepare the Cultural Resources section for the selected CEQA document. The section will assess the project's potential effects on historical and archaeological resources in accordance with the requirements CEQA. The Cultural Resources section will include a prehistoric, ethnographic, and historic setting for the project area; descriptions and evaluations of any known cultural resources on the project site; a regulatory setting that identifies applicable state, federal, and local regulations that pertain to cultural resources; and an impact analysis of potential project-specific and cumulative effects. Where possible, mitigation measures to reduce or eliminate adverse impacts on cultural resources to less-than-significant levels will be identified.


**OPTION A: MND**

**TASK 3  Prepare Administrative Draft IS/MND**

**Subtask 3A  Prepare Administrative Draft IS/MND**

If it has been determined that an IS/MND is the appropriate CEQA document for the proposed project, PBS&J will prepare an IS/MND that is consistent with the procedural and substantive provisions of Sections 15063 and 15072 and Appendices C and G of the CEQA Guidelines. PBS&J would also be responsible for preparing the Notice of Completion (NOC).

The objective of this task is to prepare a comprehensive, accurate, and objective project-level IS/MND for the proposed project that fully complies with CEQA and the CEQA Guidelines (both as amended throughout submittal of the Draft IS/MND) and all applicable guidance and procedures established by the City of El Segundo for the purpose of environmental review.

The main purpose of the Draft IS/MND will be to thoroughly and accurately analyze the environmental impacts of the proposed project at one preferred site. The document will be as free as possible of jargon so that the information it contains is accessible to the City and the public. The methodology and criteria used for determining the impacts of the project will be clearly and explicitly described in the IS/MND, including any assumptions, models, or modeling techniques used in the analysis.

The IS/MND will be prepared in conformance with a City-approved Initial Study checklist format, and the NOC would be consistent with Appendix C of the CEQA Guidelines. All sixteen (16) CEQA issue areas, as well as climate change, will be sufficiently analyzed in the IS/MND. All appropriate mitigation measures for these resources would be included in the IS/MND and incorporated into the Mitigation Monitoring and Reporting Program. The “Environmental Impact Analysis” section at the end of this Scope of Work discusses each of the following resources in more detail.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Climate Change
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

It is assumed that key construction and operational features of the project would be available at the beginning of work on the IS/MND such that an accurate, finite, and stable project description could be prepared prior to beginning substantial work on the IS/MND. This approach has proven to result in the most expeditious preparation and processing of an IS/MND. All technical studies, survey results, data, and public and agency comments will be included as appendix material to the Draft IS/MND.

Once comments on the Administrative Draft IS/MND have been received from the City, PBS&J will incorporate all comments and submit (electronically only) a Screencheck Draft IS/MND to the City for final review before preparing the Draft IS/MND for public review. It is anticipated that comments received on the Screencheck Draft IS/MND would be minimal and mostly editorial in nature. Substantive comments requiring a second round of substantial edits would require an amendment to the budget proposed.

**Products**

- Five (5) printed bound copies of the Administrative Draft IS/MND
- One (1) electronic copy of the Administrative Draft IS/MND in Microsoft Word 2003 format and Adobe Acrobat (PDF) format


Section 4. Scope of Work

- One (1) electronic copy of the Screencheck Draft IS/MND in Microsoft Word 2003 format and Adobe Acrobat (PDF) format

**TASK 4 Prepare Public Review Draft IS/MND**

**Subtask 4A Prepare Public Review Draft IS/MND**

PBS&J will prepare a Draft IS/MND for a 30-day public review that incorporates all of the comments on the Administrative Draft IS/MND and Screencheck Draft IS/MND. The Draft IS/MND will be comb-bound, using heavy stock paper for the cover, rather than plastic or laminate, as is typical City practice. PBS&J will prepare and distribute twenty (20) printed bound copies of the Draft IS/MND (with technical appendices), one (1) printed unbound camera-ready copy of the Draft IS/MND, forty (40) electronic copies of the Draft IS/MND on CD, one (1) electronic copy in Microsoft Word 2003 format, and one (1) electronic copy in Adobe Acrobat (PDF) format. Additionally, PBS&J will prepare and distribute one (1) printed copy of the Executive Summary, fifteen (15) CD copies of the Executive Summary, one (1) printed unbound camera-ready copy of the Executive Summary, and one (1) electronic copy in Microsoft Word 2003 format. In recent past, OPR now requires lead agencies to submit an Executive Summary with a Draft IS/MND, as is done with a Draft EIR. PBS&J will distribute the requisite fifteen (15) copies of the Draft IS/MND (including its technical appendices), as well as the Executive Summary, to the State Clearinghouse.

PBS&J would also be responsible for preparation of the NOC, as well as any applicable filing fees. PBS&J will distribute the NOC along with the Draft IS/MND and Executive Summary to the State Clearinghouse. As per the RFP, the City would be responsible for distribution of the NOC to area property owners, local organizations, and departments within the City (some of which will also receive a copy of the Draft IS/MND), as well as publication of the NOC in a local newspaper. PBS&J would be responsible for transmittal of the NOC to the County Clerk of Los Angeles.

The RFP does not identify the need for a community meeting during the Draft IS/MND process. However, if a community meeting is deemed to be required at a later time, PBS&J can amend this proposal to include this task.

**Products**

- Twenty (20) printed bound copies of the Draft IS/MND (with technical appendices)
- One (1) printed unbound camera-ready copy of the Draft IS/MND
- Forty (40) electronic copies of the Draft IS/MND on CD
- One (1) electronic copy of the Draft IS/MND in Microsoft Word 2003 format and Adobe Acrobat (PDF) format
- One (1) printed copy of the Executive Summary
- One (1) printed unbound camera-ready copy of the Executive Summary
- Fifteen (15) CD copies of the Executive Summary
- One (1) electronic copy of the Executive Summary in Microsoft Word 2003 format

**TASK 5 Prepare Administrative Final IS/MND & Mitigation Monitoring and Reporting Program (MMRP)**

**Subtask 5A Prepare Administrative Final IS/MND (Response to Comments and Text Revisions) & MMRP**

The Response to Comments volume of the Final IS/MND will include all comments received, responses to those comments, and standard introductory material. The MMRP would be provided concurrently with the Final IS/MND. All comments will be numbered (to indicate comment letter and comment number), and the responses to those comments will be similarly numbered to allow easy correlation. In addition, where the text of the Final IS/MND must be revised, the text will be isolated as “text changes” in the Response to Comments, indicating deleted text by strikethrough and inserted text by double-underline. The text of the Final IS/MND will not be revised. The Final IS/MND will collectively consist of the Draft IS/MND, the Response to Comments document, and the technical appendices.
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It is assumed that the Final IS/MND would be provided at least 10 days prior to consideration for certification by the City to any commenting public agency and any member of the public who has requested the document. Further, the MMRP will be designed to ensure compliance with all adopted mitigation measures during project implementation. The MMRP will be in table format and will specify project-specific mitigation measures, as well as standard conditions of approval that are applicable to the project, if requested by the City. Mitigation timing and responsible parties will also be identified. The objective of the MMRP is to ensure compliance with Public Resources Code Section 21081.6, as mandated by Assembly Bill 3180 (Cortese 1988), which requires that a lead agency adopt an MMRP at the time an IS/MND is certified.

An estimated budget has been prepared for the responses to comments effort. While the actual scope and extent of public comments (in either written or oral format) cannot be definitively determined at this time, we have tried to provide a conservative, yet realistic, estimate of the scope of work that would be required for this project, in order to avoid the need for a contract amendment.

Once comments on the Administrative Final IS/MND and MMRP have been received from the City, PBS&J will incorporate all comments and submit (electronically only) a Screencheck Final IS/MND and MMRP to the City for final review before preparing the Final IS/MND and MMRP for public review. It is anticipated that comments received on the Screencheck Final IS/MND and MMRP would be minimal and mostly editorial in nature. Substantive comments requiring a second round of substantial edits would require an amendment to the budget proposed.

Products

- One (1) electronic memorandum indicating the adequacy of the estimated budget for the responses to comments work effort (if needed)
- Five (5) printed bound copies of the Administrative Final IS/MND
- One (1) electronic copy of the Administrative Final IS/MND in Microsoft Word 2003 format and Adobe Acrobat (PDF) format
- One (1) electronic copy of the Screencheck Final IS/MND in Microsoft Word 2003 format and Adobe Acrobat (PDF) format

Task 6 Prepare Final IS/MND for Public Review and Attend Hearings

Subtask 6A Prepare Final IS/MND for Public Review

PBS&J will prepare a Final IS/MND and MMRP that incorporates all of the comments on the Administrative Final IS/MND and MMRP and Screencheck Final IS/MND and MMRP. PBS&J will provide the City with fifteen (15) printed bound copies of the Final IS/MND and MMRP, one (1) printed unbound camera-ready copy of the Final IS/MND and MMRP, one (1) electronic copy of the Final IS/MND and MMRP in Microsoft Word 2003 format, one (1) electronic copy of the Final IS/MND and MMRP in Adobe Acrobat (PDF) format, and fifteen (15) CD copies of the Final IS/MND and MMRP. For public agencies that commented on the Draft IS/MND, they would be provided with a Final IS/MND at least ten days prior to the meeting during which the City would consider certification of the IS/MND.

Products

- Fifteen (15) printed bound copies of the Final IS/MND (with technical appendices) and MMRP
- One (1) printed unbound camera-ready copy of the Final IS/MND and MMRP
- One (1) electronic copy of the Final IS/MND and MMRP in Microsoft Word 2003 format
- One (1) electronic copy of the Final IS/MND and MMRP in Adobe Acrobat (PDF) format
- Fifteen (15) CD copies of the Final IS/MND and MMRP

Subtask 6B Attend Planning Commission and City Council Hearings

As per the RFP, members of the PBS&J team will attend one hearing before the Planning Commission and two hearings before the City Council during which approval of the project and certification of the Final IS/MND would
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be considered. Specifically, PBS&J's project director and project manager, as well as KHA's project manager, will attend all three hearings. It is assumed that the City of El Segundo would coordinate and facilitate the meeting and that oversized presentation materials describing or illustrating the project will be provided by the City. PBS&J would be available to answer questions raised concerning the CEQA process and/or technical questions regarding the analysis contained in the IS/MND.

PBS&J would prepare and file the Notice of Determination (NOD) with the County Clerk, assuming the Final IS/MND is certified. PBS&J would also be responsible for any applicable filing fees.

Products

- Attend one (1) Planning Commission hearing
- Attend two (2) City Council hearings

OPTION B: EIR

TASK 3 Prepare Initial Study/Notice of Preparation (IS/NOP) and Attend Scoping Meeting

Subtask 3A Prepare IS/NOP

If it has been determined that the appropriate CEQA document for the proposed project is an EIR, PBS&J will prepare an Initial Study/Notice of Preparation (IS/NOP) for the proposed project that is consistent with the procedural and substantive provisions of Sections 15063 and 15082 and Appendices C, G, and I of the CEQA Guidelines and would be used to narrow the focus of the environmental issues addressed in the EIR. PBS&J would be responsible for preparing the Notice of Completion (NOC) for the proposed project. (In recent past, an IS/NOP must now also be accompanied with a NOC, instead of a Notice of Availability, much like distribution of a Draft EIR.)

The Initial Study will be prepared in conformance with a City-approved Initial Study checklist format. Based upon review and comment by the City, PBS&J will revise the IS/NOP, as appropriate. It is anticipated that the following issue areas will be sufficiently analyzed in the Initial Study to allow them to be scoped out from further analysis in the EIR. All appropriate mitigation measures for these resources would be included in the Initial Study and incorporated into the Mitigation Monitoring and Reporting Program. The "Environmental Impact Analysis" section at the end of this Scope of Work discusses each of these resources in more detail:

- Agricultural Resources
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Mineral Resources
- Public Services
- Utilities and Service Systems

PBS&J will distribute the IS/NOP to the Office of Planning and Research (OPR) and responsible agencies, trustee agencies, and any other interested parties pursuant to the City's mailing list. During the public review period of the IS/NOP, PBS&J will begin preparation of the Draft EIR in order to reduce the overall project schedule.

Once comments on the Administrative Draft IS/NOP have been received from the City, PBS&J will incorporate all comments and submit (electronically only) a Screechcheck Draft IS/NOP to the City for final review before preparing the Final IS/NOP for public review. It is anticipated that comments received on the Screechcheck Draft IS/NOP would be minimal and mostly editorial in nature. Substantive comments requiring a second round of substantial edits would require an amendment to the budget proposed.

Subtask 3B Attend Scoping Meeting

Members of the PBS&J team will attend a Scoping Meeting for the proposed project. Specifically, PBS&J's project director and project manager, as well as KHA's project manager, will attend the scoping meeting. It is assumed that the City of El Segundo would coordinate and facilitate the Scoping Meeting and that oversized presentation materials describing or illustrating the project will be provided by the Applicant. PBS&J would provide relevant meeting handouts, including the IS/NOP, a CEQA Process Flowchart, the purpose of the Scoping Meeting,
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and a sign-in sheet. PBS&J would also take detailed notes regarding the issues raised by commenting individuals that should be addressed in the Draft EIR. In addition, PBS&J would be available to present the purpose of the Scoping Meeting, provide an overview of the CEQA process, and answer questions raised by the public regarding the CEQA process and/or general questions regarding technical and analytic methods. PBS&J’s primary role in the Scoping Meeting is to solicit and/or record public input regarding the scope and content of the Draft EIR.

PBS&J will prepare a memorandum summarizing the key environmental issues of public concern that were raised at the Scoping Meeting.

Products
- Five (5) printed bound copies of the Administrative Draft IS/NOP
- One (1) electronic copy of the Administrative Draft IS/NOP in Microsoft Word 2003 format and Adobe Acrobat (PDF) format
- One (1) electronic copy of the Screencheck Draft IS/NOP in Microsoft Word 2003 format and Adobe Acrobat (PDF) format
- Twenty (20) printed bound copies of the Final IS/NOP
- One (1) printed unbound camera-ready copy of the Final IS/NOP
- Forty (40) electronic copies of the Final IS/NOP on CD
- One (1) electronic copy of the Final IS/NOP in Microsoft Word 2003 format and Adobe Acrobat (PDF) format
- Attend one (1) EIR Scoping Meeting

Task 4 Prepare Administrative Draft EIR

Subtask 4A Prepare Administrative Draft EIR
The main purpose of the Draft EIR will be to thoroughly and accurately analyze the environmental impacts of the proposed project with respect to resources for which impacts have not been scoped out in the IS/NOP. The document will be as free as possible of jargon so that the information it contains is accessible to the City and the public. The methodology and criteria used for determining the impacts of the project will be clearly and explicitly described in each section of the EIR, including any assumptions, models, or modeling techniques used in the analysis.

The Draft EIR will include the following sections:
- Contents
- Introduction
- Executive Summary, including a comprehensive summary table of impacts and mitigation measures, areas of controversy, issues to be resolved, and a summary discussion of the proposed project and its alternatives
- Project Description, including project objectives, project location(s), project characteristics, and required approvals
- Introduction to the Analysis
- Environmental Analysis
  - Environmental Setting
  - Regulatory Framework (applicable federal, State, local, plans, policies, and standards)
  - Thresholds of Significance
  - Project Environmental Impacts (short-term, long-term, direct, and indirect)
  - Mitigation Measures (for potentially significant environmental issues)
  - Level of Significance after Mitigation
  - Cumulative Environmental Impacts (short-term, long-term, direct, and indirect)
- Alternatives (up to three alternatives will be analyzed as per the RFP)
- Long-Term Implications (including growth-inducing impacts, a summary of project-related and cumulative significant and unavoidable impacts, and significant
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irreversible environmental changes or commitments of resources

- List of EIR Preparers
- References
- Technical Appendices

It is assumed that key construction and operational features of the project would be available at the beginning of work on the EIR such that an accurate, finite, and stable project description could be prepared prior to beginning substantial work on the EIR. This approach has proven to result in the most expeditious preparation and processing of an EIR.

The scope of work for the environmental issue areas expected to be analyzed in the Draft EIR is further described at the end of this Scope of Work in the "Environmental Impact Analysis" section, with an emphasis on unique and/or important components of the environmental analysis. In order to ensure a common understanding of the scope and content of the EIR, PBS&J will prepare a comprehensive list of each of the thresholds that would be evaluated in the EIR, as well as every impact statement that would be addressed to respond to each of the thresholds for review and approval by the City prior to beginning work on the EIR (some thresholds may contain more than one impact statement).

Cumulative Impacts
Cumulative impacts will be specified in the individual technical sections of the EIR. The cumulative analysis will be qualitative in nature and will be based upon known projects, either approved, proposed (applications on file), or reasonably foreseeable, within a defined area around the proposed project, as determined by the factors relevant to each environmental issue area. The cumulative impact assessment will be based on potential development projects that may, in combination with the proposed project, create cumulatively considerable environmental impacts, as required by Section 15130 of the 2007 CEQA Guidelines.

Other CEQA Sections

- Summary. This section will be in tabular format and will briefly describe the impacts of the proposed project, the level of significance of impacts, recommended mitigation measures, and the level of significance after the recommended mitigation measures are implemented.

- Long-Term Implications. The EIR will discuss all significant unavoidable adverse impacts. The EIR will discuss any potential growth-inducing and irreversible impacts of the proposed project. Potential sources of growth inducement and their corresponding impacts, such as removal of obstacles to growth will be qualitatively analyzed, to the extent that they are applicable.

- Alternatives. In order to accurately define alternatives, PBS&J will work with the City to first clearly articulate project objectives. The EIR can then most effectively assess alternatives in light of CEQA’s mandate to reduce significant project impacts while meeting the project’s basic objectives. PBS&J proposes a two-tiered approach to the alternatives analysis, which is to (1) describe the alternatives screening process and (2) describe and analyze those alternatives selected for detailed study. This will allow the EIR to demonstrate the consideration given to a sufficiently broad range of alternatives.

The alternatives screening process will provide an opportunity for the EIR to describe the process used to identify alternatives. The section will describe a range of alternatives initially considered, including their ability to meet “screening criteria.” Alternatives not carried forward for detailed analysis will be identified, and the reason for rejection of these alternatives will be specified.

For those alternatives described in detail, the EIR will qualitatively address the environmental impacts that would result. PBS&J will work closely with City staff to develop at least three alternatives to the proposed project (as per the RFP), including 1) No Project alternative (including the No Project/No Development alternative and the No Project/Reasonably Forseeable Use alternative), 2) a hybrid concept with a 150-bed assisted living project and 20 single-family dwelling units on individual lots, and 3) a 200-unit senior apartment/condominium project.

The alternatives will be provided in a sufficient level of detail for comparison with the proposed project. Each
alternative will be evaluated with respect to each key impact category. The advantages and disadvantages of each alternative and the reasons for rejecting or recommending the alternative will also be discussed and the environmentally superior alternative will be identified. During the course of the environmental analysis, minor variations to the proposed project that could have the effect of reducing or eliminating environmental concerns may become apparent. These variations will be recommended, where feasible.

Appendices. All technical studies, survey results, data, and public and agency comments will be included as appendix material to the Draft EIR.

Once comments on the Administrative Draft EIR have been received from the City, PBS&J will incorporate all comments and submit (electronically only) a Screencheck Draft EIR to the City for final review before preparing the Draft EIR for public review. It is anticipated that comments received on the Screencheck Draft EIR would be minimal and mostly editorial in nature. Substantive comments requiring a second round of substantial edits would require an amendment to the budget proposed.

Products

- One (1) electronic copy of a list of thresholds and impact statements that would be used in the Draft EIR in Microsoft Word 2003 and Adobe Acrobat (PDF) formats
- Five (5) printed bound copies of the Administrative Draft EIR
- One (1) electronic copy of the Administrative Draft EIR in Microsoft Word 2003 format and Adobe Acrobat (PDF) format
- One (1) electronic copy of the Screencheck Draft EIR in Microsoft Word 2003 format and Adobe Acrobat (PDF) format

**TASK 5 Prepare Public Review Draft EIR**

**Subtask 5A Prepare Public Review Draft EIR**

PBS&J will prepare a Draft EIR for a 45-day public review that incorporates all of the comments on the Administrative Draft EIR and Screencheck Draft EIR. The Draft EIR will be comb-bound, using heavy stock paper for the cover, rather than plastic or laminate. PBS&J will prepare and distribute twenty (20) printed bound copies of the Draft EIR (with technical appendices), one (1) printed unbound camera-ready copy of the Draft EIR, forty (40) electronic copies of the Draft EIR on CD, one (1) electronic copy in Microsoft Word 2003 format, and one (1) electronic copy in Adobe Acrobat (PDF) format. Additionally, PBS&J will prepare and distribute one (1) printed copy of the Executive Summary, fifteen (15) CD copies of the Executive Summary, and one (1) printed unbound camera-ready copy of the Executive Summary. PBS&J will distribute the requisite fifteen (15) copies of the Draft EIR (including its technical appendices and Executive Summary) to the State Clearinghouse.

PBS&J would also be responsible for preparation of the NOC, as well as any applicable filing fees. PBS&J will distribute the NOC along with the Draft EIR to the State Clearinghouse. As per the RFP, the City would be responsible for distribution of the NOC to area property owners, local organizations, and departments within the City (some of which will also receive a copy of the Draft EIR), as well as publication of the NOC in a local newspaper. PBS&J would be responsible for transmittal of the NOC to the County Clerk of Los Angeles.

The RFP does not identify the need for a community meeting during the Draft EIR process. However, if a community meeting is deemed to be required at a later time, PBS&J can amend this proposal to include this task.

Products

- Twenty (20) printed bound copies of the Draft EIR (with technical appendices)
- One (1) printed unbound camera-ready copy of the Draft EIR
- Forty (40) electronic copies of the Draft EIR on CD
- One (1) electronic copy of the Draft EIR in Microsoft Word 2003 format and Adobe Acrobat (PDF) format
- One (1) printed copy of the Executive Summary
- One (1) printed unbound camera-ready copy of the Executive Summary
- Fifteen (15) CD copies of the Executive Summary
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TASK 6 Prepare Administrative Final EIR & MMRP

Subtask 6A Prepare Administrative Final EIR (Response to Comments and Text Revisions) & MMRP

The Response to Comments volume of the Final EIR will include all comments received, responses to those comments, and standard introductory material. The Mitigation Monitoring and Reporting Program (MMRP) would be provided separately, but prepared concurrently with the Final EIR. All comments will be numbered (to indicate comment letter and comment number), and the responses to those comments will be similarly numbered to allow easy correlation. In addition, where the text of the Draft EIR must be revised, the text will be isolated as “text changes” in the Response to Comments volume, indicating deleted text by strikeout and inserted text by double-underline. The text of the Draft EIR will not be revised. The Final EIR will collectively consist of the Draft EIR, the Response to Comments document, and the technical appendices.

It is assumed that the Final EIR would be provided at least 10 days prior to consideration for certification by the City to any commenting public agency and any member of the public who has requested the document. Further, the MMRP will be designed to ensure compliance with all adopted mitigation measures during project implementation. The MMRP will be in table format and will specify project-specific mitigation measures, as well as standard conditions of approval that are applicable to the project, if requested by the City. Mitigation timing and responsible parties will also be identified. The objective of the MMRP is to ensure compliance with Public Resources Code Section 21081.6, as mandated by Assembly Bill 3180 (Correse 1988), which requires that a lead agency adopt an MMRP at the time an EIR is certified.

An estimated budget has been prepared for the responses to comments effort. While the actual scope and extent of public comments (in either written or oral format) cannot be definitively determined at this time, we have tried to provide a conservative, yet realistic, estimate of the scope of work that would be required for this project, in order to avoid the need for a contract amendment.

Once comments on the Administrative Final EIR and MMRP have been received from the City, PBS&C will incorporate all comments and submit (electronically only) a Screencheck Final EIR and MMRP to the City for final review before preparing the Final EIR and MMRP for public review. It is anticipated that comments received on the Screencheck Final EIR and MMRP would be minimal and mostly editorial in nature. Substantive comments requiring a second round of substantial edits would require an amendment to the budget proposed.

Products
- One (1) electronic memorandum indicating the adequacy of the estimated budget for the responses to comments work effort (if needed)
- Five (5) printed bound copies of the Administrative Final EIR
- One (1) electronic copy of the Administrative Final EIR in Microsoft Word 2003 format and Adobe Acrobat (PDF) format
- One (1) electronic copy of the Screencheck Final EIR in Microsoft Word 2003 format and Adobe Acrobat (PDF) format

TASK 7 Prepare Final EIR for Public Review and Attend Hearings

Subtask 7A Prepare Final EIR for Public Review

PBS&C will prepare a Final EIR and MMRP that incorporates all of the comments on the Administrative Final EIR and MMRP and Screencheck Final EIR and MMRP. PBS&C will provide the City with fifteen (15) printed bound copies of the Final EIR and MMRP, one (1) printed unbound camera-ready copy of the Final EIR and MMRP, one (1) electronic copy of the Final EIR and MMRP in Microsoft Word 2003 format, one (1) electronic copy of the Final EIR and MMRP in Adobe Acrobat (PDF) format, and fifteen (15) CD copies of the Final EIR and MMRP. For public agencies that commented on the Draft EIR, they would be provided with a Final EIR at
least ten days prior to the meeting during which the City would consider certification of the EIR.

**Products**
- Fifteen (15) printed bound copies of the Final EIR (with technical appendices) and MMRP
- One (1) printed unbound camera-ready copy of the Final EIR and MMRP
- One (1) electronic copy of the Final EIR and MMRP in Microsoft Word 2003 and Adobe Acrobat (PDF) format
- Fifteen (15) CD copies of the Final EIR and MMRP

**Subtask 7B Attend Planning Commission and City Council Hearings**

As per the RFP, members of the PBS&J team will attend one hearing before the Planning Commission, and two hearings before the City Council during which approval of the project and certification of the Final EIR would be considered. Specifically, PBS&J’s project director and project manager, as well as KHA’s project manager, will attend all three hearings. It is assumed that the City of El Segundo would coordinate and facilitate the meeting and that oversized presentation materials describing or illustrating the project will be provided by the City. PBS&J would be available to answer questions raised concerning the CEQA process and/or technical questions regarding the analysis contained in the EIR.

PBS&J would prepare and file the Notice of Determination (NOD) with the County Clerk, assuming the Final EIR is certified. PBS&J would also be responsible for any applicable filing fees.

**Products**
- Attend one (1) Planning Commission hearing
- Attend two (2) City Council hearings

**TASK 8 Attend Additional Project Meetings – OPTIONAL TASK**

**Subtask 8A Attend Additional Project Meetings**

Members of the PBS&J team will attend a maximum of two (2) meetings during preparation of the MND or EIR as deemed necessary by the City, which is a reasonable estimate given our previous experience. Specifically, PBS&J’s project manager will attend the additional optional meetings, as needed. As previously reflected in our scope of work, we will also attend the kickoff and scoping meetings. In addition, we would be available to consult with the City via teleconference, as needed.

**Products**
- Attendance at up to two (2) additional project meetings (OPTIONAL TASK)

**TASK 9 Project Management and General Coordination**

**Subtask 9A Project Management and General Coordination**

The purpose of this task is to manage the PBS&J project team, manage the MND or EIR preparation effort, and maintain constant, close communication between the City and the MND or EIR team. This task is also intended to ensure that the project will be completed on time and within budget, and that all work products are of the highest quality. PBS&J will coordinate the team’s work for the communication of issues, transmittal of comments, financial management, and other project management matters.

**TASK 10 Prepare Certification Documents**

**Subtask 10A Prepare Certification Documents**

PBS&J will prepare draft Findings of Fact for each significant effect identified in the EIR and prepare a Statement of Overriding Considerations, if unavoidable significant impacts occur. As required by the State CEQA Guidelines, one of three findings must be made for each significant effect and must be supported by substantial evidence in the record. The Statement of Overriding
Considerations will rely on input from the City regarding the benefits of the project. PBS&J will consult with City staff to review and finalize the Findings and Statement of Overriding Considerations for the City's ultimate adoption.

**Products**
- Five (5) printed copies of the Draft Certification Documents
- One (1) electronic copy of the Draft Certification Documents in Microsoft Word 2003 and Adobe Acrobat (PDF) formats
- Five (5) printed copies of the Final Certification Documents
- One (1) printed unbound camera-ready copy of the Final Certification Documents

**ENVIRONMENTAL IMPACT ANALYSIS**

The following CEQA issue areas will be analyzed and discussed in either the IS/MND or IS/NOP and EIR. Full analysis will be included for both Option 1 and Option 2 of the proposed conceptual development.

**Aesthetics** (Raul Henderson)

Aesthetics (defined as any element, or group of elements, that embodies a sense of beauty), views, daytime glare, and nighttime illumination are related elements in the visual environment. Visual impacts of a project include the provision of objective visual resources (such as project design elements) and the subjective viewer response to those changes in the visual environment.

The environmental analysis will provide a description of views to and from the site, supplemented by photographs. Under Option 1, the proposed project would introduce 3-story structures (35 feet) with parapets and other auxiliary structures such as elevator shafts and mechanical screens that go up to 45 feet in height. Under Option 2, the multi-family units would be 35 feet in height and the single-family units would be 26 feet in height. Under either Option, the proposed structures would be greater in height than existing structures on the project site. Therefore, PBS&J will analyze whether both options of the proposed project would substantially degrade the existing visual character or quality of the site and its surroundings due to grading, height, bulk, massing, or architectural style or building materials; location in a visually prominent area; degradation of the visual unity of the area; or degradation of views from roadways or adjacent uses.

Existing sources of light and glare will also be described. The environmental analysis will analyze whether the proposed project would create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. PBS&J will evaluate changes in ambient lighting levels, including hot spots and spillover onto adjacent areas, particularly nearby residential uses and other sensitive receptors. Substantial light can be caused by lighting to illuminate signage or architectural features, or for wayfinding purposes, and substantial glare can be caused by the use of reflective building materials.

**Agricultural Resources** (Allison W. Studin)

The project site has not been utilized for agriculture purposes in roughly the last sixty years, and it is not designated as prime farmland, farmland of statewide importance, unique farmland, or local importance and is not subject to a Williamson Act contract. These issues will be discussed and supported with documentation. However, if preparing an EIR, Agricultural Resources will likely be scoped out in the IS/NOP.

**Air Quality** (Geoffrey H. Hornck)

The City of El Segundo is located in the South Coast Air Basin and is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The air pollutants of greatest concern in the South Coast Air Basin are ozone, NO$_x$, CO, PM$_{10}$, and PM$_{2.5}$. The air quality analysis will provide an introductory discussion of the air pollutants of concern in the region, summarize local and regional air quality, describe pertinent characteristics of the air basin, and provide an overview of the physical conditions affecting pollutant buildup and dispersion in the City and/or basin. The setting will also discuss the sources, types, and health effects of air pollutants.

PBS&J will use the results of the traffic study, information regarding construction phases, schedules, and equipment.
as well as information regarding specific activities and hours of operation to model the potential impacts of the proposed project on air quality. By conducting the air quality modeling early in the environmental review process, PBS&J can determine whether there will be significant impacts to air quality, and if these impacts can be mitigated. If impacts to air quality are determined to be less than significant (with or without mitigation), PBS&J will either scope out air quality in the Initial Study (if an EIR is to be prepared) or prepare an air quality analysis part of an IS/NEPA. The EIR budget provided as part of this proposal does not assume that Air Quality will be scoped out during the Initial Study process. If Air Quality is ultimately scoped out of the EIR document, PBS&J can revise the budget provided herein to reflect this change.

Local carbon monoxide (CO) concentrations will be modeled at up to five intersections to be selected in coordination with the City of El Segundo. Local CO impacts associated with each option’s project traffic will be predicted using the CALINE-4 program and compliant with the recommendations of the Caltrans Transportation Project-Level Carbon Monoxide Protocol (Revised December 1997). The CALINE-4 computer dispersion model will be applied to the five intersections most affected by each option’s project traffic, and nearby proximity to sensitive receptors.

The air quality analysis will also evaluate potential air quality impacts of project-related construction activities. An 18 to 24 month construction schedule is anticipated for the proposed project. However, it is our understanding that uses (i.e., assisted living/senior apartments) may be built concurrently or independently. According to the proposed project’s Preliminary Grading Plan, approximately 32,650 cubic yards of soil will be exported from the project site. The potential emissions impact of this excavation and off-site transport on air quality will be analyzed as part of the modeling and analysis. The maximum expected equipment to be in use during each phase of construction will be used to quantify maximum daily emissions. Emissions will be compared to the thresholds of significance presented in the SCAQMD Handbook. Mitigation measures for construction-related particulates will follow guidance from the SCAQMD CEQA Handbook. In addition to the air emission thresholds established by SCAQMD, potential localized impacts for certain criteria pollutants with regard to project-related emissions are calculated using a separate method. For smaller projects (less than 5 acres), localized significance thresholds (LSTs) were developed in response to the SCAQMD Governing Board’s Environmental Justice Enhancement Initiative I-4. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. A LST screening analysis using the SCAQMD provided mass-rate lookup tables only applies to projects that are 5 acres or less in size and are only applicable to COX NOX, PM10, and PM2.5.

For this project, an analysis of localized concentrations of relevant criteria air pollutants (LSTs) during construction activities would also be conducted in compliance with the recommendations of the SCAQMD Final Localized Significance Thresholds Methodology (2003).

The regional criteria pollutant analysis will examine vehicular and stationary sources associated with operation of both options of the proposed project. Based on estimated vehicle trips, vehicular emissions of carbon monoxide, ozone precursors (reactive organic gases and oxides of nitrogen), and small particulate matter (PM10) will be predicted and quantified using EMFAC 2007 emission factors and the California Air Resources Board’s UBREMIS 2007 software, which will then be compared to the SCAQMD significance thresholds to determine whether each option of the proposed project would violate a State or federal air quality standard or contribute substantially to an existing or projected air quality violation. The criteria pollutant emissions from future stationary sources (such as HVAC equipment) will also be estimated in the same manner. The SCAQMD’s regulatory structure to evaluate and offset these emissions will be described. The air quality analysis will also qualitatively evaluate the potential exposure of sensitive receptors to substantial pollutant concentrations where each option of the project may cause emissions of identified pollutants in excess of the pounds per day or tons per quarter standards established by the SCAQMD. Mitigation measures will
be identified for potentially significant impacts, and their effectiveness will be quantified to the extent feasible.

Potential conflicts with or potential to obstruct implementation of the applicable air quality plan where it may cause or contribute to emission of identified air pollutants in excess of levels stated in the plan or where it may fail to implement a remedial or mitigation measure required under the plan will be analyzed.

The cumulative net increase of criteria pollutants for which the project region is in non-attainment will be analyzed to determine if the project emissions, considered cumulatively, will increase the level of any criteria pollutant above the existing ambient level.

**Biological Resources** (Karl L. Osmundson)

Based on our site visit, it is unlikely that any native vegetation exists on the proposed project site. It is also unlikely that any sensitive species or habitats are located on the proposed project site. While there are ornamental trees located on the project site and in the public right-of-way at the project site that could be directly or indirectly affected by construction activities, it is highly unlikely that they would provide suitable habitat for nesting migratory birds. To ensure that no impacts to migratory birds would occur, the environmental document will include a mitigation measure that requires preconstruction surveys for nesting migratory birds. This mitigation will be included in the Mitigation Monitoring and Reporting Program prepared for the project. Additionally, the environmental analysis will consider the removal of multiple mature trees and determine any potentially significant impacts of doing so. According to the 2009 Phase I and Phase II Environmental Site Assessment Report, the project site is not located within any national wetlands. These issues will be discussed and supported with documentation. However, if preparing an EIR, Biological Resources will likely be scoped out in the IS/NOP.

**Climate Change** (Michael K. Hendrix)

Climate change will be addressed using a methodology that PBS&J has and is currently using on other projects of similar size and upon confirmation with the lead agency.

Based upon recent guidance from the California Air Resources Board and the California Office of Planning and Research, the environmental document should make a good-faith effort to (1) estimate the greenhouse gas emissions for the proposed project; (2) establish a link between the project’s greenhouse gas emissions and potential impacts; (3) identify mitigation measures that would apply to the proposed project as published by the California Climate Action Team, California Attorney General’s Office, and California Air Pollution Control Officers Association (CAPCOA); and (4) make a significance determination. To that end, PBS&J will utilize the most current protocol guidance from the California Climate Action Registry (currently version 3.1) to estimate the project’s contribution in terms of carbon dioxide equivalent emissions, which taken into account carbon dioxide, methane, and nitrogen dioxide emissions. Project emissions associated with construction, vehicular use, utility use (electricity, natural gas, and water), and solid waste will be estimated. Additional guidance with respect to global warming (or climate change) has been published in a “white paper” by the Association of Environmental Professionals entitled “Alternative Approaches to Analyze Greenhouse Gas Emissions and Global Climate Change in CEQA Documents” (Final Draft, June 29, 2007), which was authored by PBS&J’s Climate Change Expert, Michael Hendrix. Other useful guidance is also provided in “Greenhouse Gas Emissions and Climate Change: CEQA Catches up with Science, Celebrities, and Product Placement” (California Land Use Law and Policy Reporter, June 2007) and by the Intergovernmental Panel on Climate Change. The recently issued thresholds for Climate Change, set forth by the Office of Planning and Research, will be included in the EIR.

It should be noted that PBS&J is cognizant of the fact that the state of art for this issue is rapidly changing, and we must be compliant with the currently acceptable methodologies for analysis. PBS&J would request that the scope of climate change be discussed at the kickoff meeting to confirm PBS&J’s approach, due to the precedent-setting nature of this analysis for future environmental documents.
Cultural Resources (Amber L. Grady and Denise Jurich, RPA)

The Cultural Resources section will include a prehistoric, ethnographic, and historic setting for the project area; a description of the buildings, landscaping, and site conditions as a whole; a regulatory setting that identifies applicable State, federal, and local regulations that pertain to cultural resources. The results of the survey and report prepared as part of Subtask 2B will be summarized in the Cultural Resources section of the environmental document.

Geology and Soils (George Burwasser, P.G.)

This section will be prepared using any geological information submitted by the City (i.e., Subsurface Soil Investigation Reports, Phase II Soil Sampling Investigation Reports, etc.), as well as available geologic and/or soils maps, published literature, stereoscopic aerial photographs, and information, reports, and/or plans with information regarding geology and/or soils for the proposed project site. Typically, for urban infill projects, enough data can be gathered such that a detailed geological study is not required, and further, standard construction techniques and the rigorous requirements of the Uniform Building Code, the California Building Code, and the City's Municipal Code provide enough protection to ensure that significant impacts do not result. Accordingly, these techniques and standards will be identified and discussed with respect to the proposed project, and additional mitigation measures, if required, will also be presented.

The geology and soils section will report the type and magnitude of seismic activity typical in this portion of Los Angeles County, including the location of the nearest earthquake fault. In addition, the suitability of the on-site soils for the proposed development will also be identified and discussed, particularly as they may present potential risks to future occupants. According to the RFP, the overall slope of the project site from the northeast to the southwest is roughly five percent. The project site is graded in two pads with a 2:1 slope separating the pads. The proposed grading (roughly 37,000 cubic yards of soil) will eliminate the bench and create a more natural transition. Based on the information collected, soils and geologic conditions will be discussed, and potential impacts will be identified. These issues will be discussed and supported with documentation. However, if preparing an EIR, Geology and Soils will likely be scoped out in the IS/NOP.

Hazards and Hazardous Materials (Ruta K. Thomas, REA)

Historic use of the proposed project site as agricultural land and a school that may have resulted in the use, transport, or disposal of hazardous materials will be determined. The potential for past agricultural use and more current school use to contaminate the proposed project site will be assessed and summarized in the environmental document. According to the Phase I and Phase II Environmental Site Assessment Report prepared for the project site by Leighton Consulting, Inc. in January 2009, four soil samples were collected at 0.5 feet below ground surface at the project site and analyzed for pesticides due to past agricultural use at the site. The assessment revealed no evidence of recognized environmental contamination in connection with the project site. The project site was not listed on any hazardous material databases. The Report went on to state that in general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, and staining soils or odorous soils. Should such materials be encountered, the Report recommends that further investigation and analysis may be necessary.

Since the hazardous materials database check was conducted over one year ago (dated December 1, 2008) and five sites with leaking underground storage tanks were listed within a 0.5-mile radius of the project site, PBSJ has included the task of having Environmental Data Resources, Inc. (EDR) run an updated hazardous materials database check to confirm that no new hazardous material activities have taken place within the project vicinity. If it is determined that this database check is not necessary, we can revise the budget included herein.

The environmental document will describe planned uses at the project site (under both Options) that could create hazards for existing or future residents or occupants, such as those associated with the use, disposal, transportation,
or potential upset of hazardous materials, including those typically used for commercial cleaning. Federal, State, county, and City laws and regulations governing hazardous materials will be summarized. The environmental document will also evaluate the extent to which both options of the project could impair or physically interfere with an adopted emergency response plan or emergency evacuation plan, or expose people or structures to a significant risk of loss, injury, or death involving wildland fires, the latter of which is highly unlikely.

**Hydrology and Water Quality** (Sahbrina M. Cook, Ph.D.)

Existing hydrologic conditions will be identified, including the extent and nature of the existing watershed, groundwater recharge and supply, drainage conditions, and water quality. According to the Phase I and Phase II Environmental Site Assessment Report, the depth to groundwater in the project area ranges from 91.1 to 94.05 feet below ground surface. The groundwater flow direction was found to be multi-directional. The groundwater depth may vary due to the potential presence of discontinuous perched aquifers. The groundwater depth and direction of flow may also vary depending on extraction activities and natural or artificial recharge rates. Furthermore, the varied topography at the project site, as well as its proximity to the Pacific Ocean, the groundwater flow direction in the vicinity of the project site is likely to be variable.

Surface water resources will be described for the project area. Existing and planned drainage and flood control facilities will also be described. According to the 2009 Phase I and Phase II Environmental Site Assessment Report, the project site is not located within the 100- or 500-year floodplain zone. However, if updated research indicates the project site is in fact located within a 100- or 500-year floodplain zone, the 100- and 500-year floodplains within the project vicinities will be mapped, any exposure of structures to the 100-year floodplain will be evaluated. Typically, studies are not conducted in areas that are unlikely to pose a significant threat of flooding. During our site visit, we observed a narrow drainage channel on-site that parallels the developed portion of the campus on the west side. It appears that the channel dumps directly into the parking lot. Due to the terrain of campus, water likely drains to the channel from the hillside and athletic field.

The potential increase in the rate of runoff as a result of the proposed project will be described and compared to pre-development conditions. As discussed previously in this section, the overall slope of the project site from the northeast to the southwest is roughly five percent. The project site is graded in two pads with a 2:1 slope separating the pads. The proposed grading (roughly 37,000 cubic yards of soil) will eliminate the bench and create a more natural transition. The environmental document will analyze whether the proposed project would adversely alter the existing drainage pattern of the site, such that flooding, erosion, or other degraded water quality conditions would occur. As would be expected, impacts related to erosion are not considered likely, particularly assuming compliance with the requirements of the National Pollutant Discharge Elimination System (NPDES) program during construction activities.

A description of existing water quality conditions will be compiled based on existing data or inquiries to local agencies. The environmental document will address potential changes in surface water and groundwater quality as a result of site development. PBS&J will discuss the applicability of relevant water quality regulations to reduce potential effects. In addition, this section will determine whether the project would result in a rate of flow that exceeds any downstream storm drain facility’s capacity.

The risk of inundation by seiches, mudflows, and tsunamis will also be addressed in the environmental document. However, the risk of inundation by seiches or mudflows is considered highly unlikely given that there is no nearby water body that could result in a seiche (the Pacific Ocean is 1.6 miles west of the project site), and similarly, there are no mountain ranges in close enough proximity to result in mudflows at the project site.

The issues identified above will be discussed and supported with documentation in the environmental document. However, if preparing an EIR, Hydrology and Water Quality will likely be scoped out in the IS/NOP.
Section 4. Scope of Work

Land Use and Planning (Jessie Barkley)

The Land Use section of the environmental document will describe the consistency of the proposed land use with the City’s General Plan. The land use section will describe existing land uses, intensities, and patterns in the vicinity of the project site and the compatibility of the proposed project with existing development. The environmental document will evaluate any potential conflicts between the proposed development and surrounding uses. These conflicts could include a use that would create a nuisance for adjacent properties or result in incompatibility with surrounding land uses, such as difference in the physical scale of development, noise levels, traffic levels, or hours of operation. The environmental document will evaluate the extent to which adopted City development standards or proposed design standards would eliminate or minimize potential conflicts between the proposed project and adjacent uses. As described in Section 3, the proposed project includes the following planning entitlements:

- A Specific Plan to allow a maximum floor area ratio (FAR) of 0.75 for Option 1 and increased density for Option 2
- A General Plan Amendment and Zone Change to re-zone the property from PRD to 540 East Imperial Avenue Specific Plan
- A Zone Text Amendment to establish development standards for the Specific Plan
- A Subdivision to re-configure the existing six parcels into seven new parcels with a “for condominium purpose” designation for Option 1 and/or a subdivision for 30 lots for Option 2
- A Development Agreement in order to implement the proposed project

The potential impacts of the above requirements will be discussed in the environmental document.

Mineral Resources (George Burwasser, PG)

The environmental document will analyze the potential for the proposed project to result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site. Additionally, according to the Phase 1 and Phase II Report, the project site is not located within an oil producing area; however, it is located between the El Segundo and Hyperion Oil Fields. No oil or gas wells were found to exist on or adjacent to the project site. During Leighton’s site visit in 2009, signs for a petroleum pipeline were observed along the north side of East Imperial Avenue. Potentially significant impacts are not anticipated, however, this issue will be included in the environmental document as per CEQA. If preparing an EIR, Mineral Resources will likely be scoped out in the IS/NOI.

Noise (Geoffrey H. Hornak)

PBS&J will use the results of the traffic study, information regarding construction phases (18 to 24 months; uses may be built concurrently or independently), schedules, and equipment, as well as information regarding specific activities and hours of operation to model the potential noise impacts generated by the proposed project. Existing ambient daytime noise levels will be measured at locations (to be selected in coordination with the City) within and around the proposed project site to establish current baseline noise levels. These locations will be identified on a map. The daytime noise levels will be measured using a Larson-Davis Model 814 precision sound level meter, which satisfies the American National Standards Institute (ANSI) for general environmental noise measurement instrumentation. Potential impacts of surrounding uses (i.e., dog park across East Imperial Avenue) on the proposed project use will also be analyzed and discussed.

Noise will be characterized in the following terms:

- $L_{eq}$, the equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time; for evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night
- $L_{min}$, the minimum instantaneous noise level experienced during a given period of time
- $L_{max}$, the maximum instantaneous noise level experienced during a given period of time

Existing 24-hour noise levels will be calculated for various roadway segments in the project vicinities using
Section 4. Scope of Work

the Federal Highway Administration Highway Noise Prediction Model (FHWA-RD-77-108) and current traffic counts from the traffic report prepared for the project. The model will calculate the average noise level at specific locations based on traffic volumes, average speeds, roadway geometry, and site environmental conditions. Vehicle noise energy rates in the FHWA model will be modified to incorporate rates utilized by Caltrans, which better represent vehicle noise levels in California. The analysis of operational noise impacts will address future noise levels at the project site and in the project vicinities. Future noise levels along the roadway segments in the project vicinities will be calculated to determine whether traffic generated by the project causes a substantial increase in noise at off-site locations.

Noise levels generated during construction will be estimated based upon anticipated construction schedules, techniques, and building types, and all assumptions in the noise analysis will be consistent with what is assumed in the air quality and transportation/traffic analyses. The potential for construction noise to impact nearby noise-sensitive land uses (i.e., residences to the west, south and east) will be characterized by quantifying anticipated noise levels (e.g., based on distance). Furthermore, vibration impacts from project-related construction activities will also be evaluated if any pile-driving or other vibration-inducing activities occur.

For any impacts that exceed identified significance thresholds, feasible mitigation measures will be identified, which may include modification of construction techniques or hours, changes in project design or layout, provision of temporary or long-term barriers to noise transmission, or limitations on outdoor nighttime activities.

Population and Housing

The proposed project would not displace housing but would introduce new housing under either option. Therefore, the proposed project could alter the population, employment, and housing characteristics for the area through a change in land uses. As part of the project, a Subdivision is required to re-configure the existing six parcels into seven new parcels with a "for condominium purposes" designation for Option 1 and/or a Subdivision for 30 lots for Option 2. The potential population increase associated with the proposed project will be estimated using the number and type of dwelling units proposed (for each option) and the employment generation (and associated population growth, if any) will be estimated.

The EIR will evaluate the project’s consistency with any housing affordability requirements. The EIR will summarize the employment and housing characteristics of the city and region based on existing documentation and will be utilized to determine potential project impacts. Applicable General Plan policies regarding population, housing (including affordable housing), and employment opportunities will be described and analyzed in the EIR.

Public Services

The environmental document will address potential impacts of the project on police and fire department response capabilities and time. The environmental document would also address proper site access and circulation, location and number of fire hydrants, and fire prevention devices and systems that would be installed. The proposed facilities would have a larger number of employees than the current closed facilities. However, the proposed project is not anticipated to increase City population significantly. Since there is no anticipated significant increase in population with the proposed project, impacts on schools and libraries is anticipated to be minimal. This will be substantiated in the environmental document. However, the potential impacts of demolishing an existing school may create impacts. This issue will be analyzed in the environmental document. If preparing an EIR, Public Services will likely be scoped out in the IS/NOP.

Recreation

Visitors of the proposed project may utilize City of El Segundo parks or recreational facilities on more than an occasional basis. Approximately 20 to 25 percent of the total square footage of the assisted/independent living space, and 10 to 15 percent of the senior apartment complex will be dedicated to amenities which may include: a pool/therapy pool, fitness center, community room.
library, arts & crafts area, dining hall, bistro, garden, and/or a theater. During our site visit, the athletic field on-site appeared to be maintained and in use. The potential impacts as a result of losing the on-site athletic field will be discussed in the environmental document. The environmental document will update the list of existing and planned park/recreational facilities in the area, and determine whether there is a significant increase in the demand for parkland/recreation facilities generated by the proposed project, which is considered unlikely.

**Transportation and Traffic** (Kimley-Horn and Associates, Inc., and Kimberly M. Avila, AICP)

As indicated under Subtask 2A above, KHA will produce a stand-alone Traffic Study that provides recommendations for the mitigation of project impacts, if any. The report will include the appropriate maps showing the study area(s), study intersections, and locations of the cumulative projects, diagrams showing peak hour turning movement volumes at the study intersections for each scenario, and trip distribution percentages. All calculations will be provided. PBS&J will respond to comments received from El Segundo staff. The MND or EIR will summarize the results of the Traffic Study.

**Utilities & Service Systems** (David S. Beauchamp)

The analysis of wet utilities (sewer, water, and storm drain) will focus on the adequacy of existing City systems to accommodate the proposed project. With respect to sewer, this section of the environmental document will address whether the sewage generated by either option of the proposed project would exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. In addition, PBS&J would also coordinate with the City to ensure that the wastewater treatment provider has adequate capacity to serve the proposed project’s projected demand, in addition to the provider’s existing commitments. Similarly, the environmental document will address whether the wastewater generated by either option of the project would require the expansion of existing wastewater treatment facilities or the construction of new wastewater treatment facilities. If inadequate wastewater treatment is identified, measures to provide adequate wastewater treatment will be identified.

In terms of storm drainage, this section of the environmental document will address whether implementation of either option of the proposed project would exceed the capacity of existing or planned stormwater drainage systems, either immediately downstream of the project site or at a potentially constrained confluence of storm drains further downstream. If inadequate storm drain capacity is identified, measures to eliminate impacts (such as the on-site detention, retention, and/or filtration) and/or upgrading the storm drain facilities will be identified. Water quality impacts would also be addressed in the environmental document. There is overlap in the CEQA thresholds with respect to the analysis of impacts to storm drainage: there is a threshold identified in Appendix G of the CEQA Guidelines for this issue in both hydrology and water quality and utilities and service systems. Typically, we address it in one of the two locations, and we refer to the analysis in the other location.

A water supply assessment will not be required, since none of the requirements identified in Section 10912(a) of the Water Code would be triggered, such as the provision of at least 500 residential uses or a shopping center of more than 250,000 square feet. The environmental document will evaluate whether adequate water supply is available to serve the project site by providing the following analysis:

- Anticipated water demand
- Water entitlements and water sources, including groundwater resources and wells
- Need for additional water supply, treatment, and/or conveyance infrastructure improvements needs to serve the proposed project
- Wastewater flow using factors provided from the City's Public Works Department

The environmental document will provide a description of existing and future landfill capacity at the landfills that accept waste from the City of El Segundo and describe any regulations associated with State-mandated waste reduction requirements. The amount of solid waste that could be generated by the proposed project will be quantified based on factors developed in consultation with the City.
Projected solid waste will be compared to existing and future landfill capacity to determine whether the changes in land use would substantially shorten the life of the landfill or necessitate expansion of the landfill.

PBS&J will also contact Southern California Gas Company and Southern California Edison for information concerning existing and planned energy infrastructure and sources that would serve the project site. This information will be summarized in the environmental document. Based on factors provided by the service providers, the environmental document will quantify estimated energy use for either option of the proposed project. This demand will be discussed with the service providers to determine whether there is ample supply, which is almost always the case. If preparing an EIR, Utilities and Service Systems will likely be scoped out in the IS/NOP.

As an optional task, PBS&J could prepare a full Wet Utilities Technical Study for the proposed project. The scope of work and budget for this task would be provided separately if and when such a study is deemed necessary.
Section 5. Schedule
PBS&J proposes the following schedule to complete an MND within five months of kickoff of the MND process, and a Final EIR within nine months of kickoff of the EIR process for the proposed project, as required by Section 15108 of the CEQA Guidelines. The schedule assumes work will not begin until after the December holidays, however, PBS&J is available to start work prior to January if required. Additionally, if a more aggressive schedule is desired, they would be happy to work with the City to determine how this could be accomplished. PBS&J understands the importance of meeting the schedule outlined below and has confirmed technical staff to meet this schedule, assuming that adequate information regarding the project and a mutually acceptable scope of services is available when the City provides PBS&J with a notice to proceed. Other factors that could lengthen or shorten the schedule include dates of receipt of project information, length of City review, and unanticipated issues arising from City staff or public review of the environmental document. Labor hours have been provided as part of the Budget and reflect the number of hours needed by staff category for each task outlined in Section 4 and the schedule below.

### PROJECT SCHEDULE

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<thead>
<tr>
<th>TASK DESCRIPTION</th>
<th>TARGET DATE</th>
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<tbody>
<tr>
<td>Kickoff Meeting (Notice to Proceed)</td>
<td>By January 3, 2011</td>
</tr>
<tr>
<td>Completion of Draft Cultural Resources Survey &amp; Report</td>
<td>By January 31, 2011</td>
</tr>
<tr>
<td>Completion of Final Cultural Resources Survey &amp; Report</td>
<td>By February 14, 2011</td>
</tr>
<tr>
<td>Completion of Draft Traffic Study</td>
<td>By January 31, 2011</td>
</tr>
<tr>
<td>Completion of Final Traffic Study</td>
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#### OPTION 1: MND

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<tr>
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<tr>
<td>Submittal of Administrative Draft IS/MND and NOC</td>
<td>By February 21, 2011</td>
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<tr>
<td>Receipt of Comments on Administrative Draft IS/MND and NOC</td>
<td>By March 7, 2011</td>
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<td>Submittal of Screecheck Draft IS/MND and NOC</td>
<td>By March 14, 2011</td>
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<td>Publication of Draft IS/MND and NOC</td>
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<tr>
<td>30-Day IS/MND Public Review Period</td>
<td>March 21, 2011–April 19, 2011</td>
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**Final IS/MND and Notice of Determination (NOD)**

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<tr>
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<td>By May 3, 2011</td>
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<tr>
<td>Receipt of Comments on Administrative Final IS/MND, MMRP, and NOD</td>
<td>By May 17, 2011</td>
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<tr>
<td>Submittal of Screecheck Administrative Final IS/MND and MMRP</td>
<td>By May 24, 2011</td>
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<tr>
<td>Publication of Final IS/MND and MMRP</td>
<td>By May 31, 2011</td>
</tr>
<tr>
<td>File NOD</td>
<td>Within 5 days of certification of the MND</td>
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<tr>
<td>Attend Planning Commission and City Council Hearings</td>
<td>During June 2011</td>
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**Project Meetings and Management**

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<th>Task</th>
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<tr>
<td>Attend Project Meetings</td>
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<td>Project Management and General Coordination</td>
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### PROJECT SCHEDULE (CONT'D)

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<td>By January 31, 2011</td>
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<td>Receipt of Comments on Administrative Draft IS/NOP and NOC</td>
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<td>Publication of Draft EIR</td>
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<td>45-Day Draft EIR Public Review Period</td>
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<td><strong>Final EIR and NOD</strong></td>
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<td>Submittal of Administrative Final EIR/MMRP and NOD</td>
<td>By August 5, 2011</td>
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<tr>
<td>Receipt of Comments on Administrative Final EIR/MMRP and NOD</td>
<td>By August 19, 2011</td>
</tr>
<tr>
<td>Submittal of Screencast Administrative Final EIR/MMRP and NOD</td>
<td>By September 2, 2011</td>
</tr>
<tr>
<td>Publication of Final EIR/MMRP</td>
<td>By September 9, 2011</td>
</tr>
<tr>
<td>File NOD</td>
<td>Within 5 days of certification of EIR</td>
</tr>
<tr>
<td>Attend Planning Commission and City Council Hearings</td>
<td>During September/October 2011</td>
</tr>
<tr>
<td><strong>Project Meetings and Management</strong></td>
<td></td>
</tr>
<tr>
<td>Attend Project Meetings</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Project Management and General Coordination</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>

The overall schedule for completion of the MND or EIR will specifically depend on several factors, some of which are outside of PBS&J’s control. In particular, the availability of City staff to review the revised project description, agreement on the scope of the document, review of the technical studies (cultural resources report and traffic study), and review of the draft environmental document will be key factors. The schedule includes the following specific assumptions:

- Receipt of complete and accurate project data within two weeks of the project kickoff meeting
- Stable project description throughout the environmental review process
- Receipt of complete and accurate technical reports within the schedule identified above
Section 6. Budget
The cost estimate submitted to the City of El Segundo is based on the tasks to be performed as outlined in the RFP; however, the precise time and effort required for preparation of the environmental document depends on a number of variables, some of which are outside of PBS&J's control. For example, the length of time the City of El Segundo staff takes to complete their review can reduce or extend the project timeline. Similarly, changing the project or introducing new issues mid-project can also affect time and cost. While we are confident we can maintain a cost-effective approach with the project, the budget includes several assumptions:

- The project description is firm and unchanged during the review process.
- The environmental document will require two review drafts before publication.

Within these assumptions, PBS&J has prepared a cost estimate that is competitive, yet accurately reflective of the level of effort required to complete the scope of services requested by the City of El Segundo based on our understanding of the project with the information made available to date. In addition, the proposed budget is based on the assignment of senior individuals to the project. PBS&J does not believe it is in the client's interest to submit an unrealistically low cost proposal, which is made possible by either reducing the scope of work or by assuming that budget augments will be made available at a later date. That said, we are flexible and willing to discuss ways to reduce our preliminary cost proposal, if necessary. For your convenience, we have provided a detailed cost proposal, identifying labor costs by task, by person (job classification), and by hour, as well as indirect costs, reimbursable expenses and administrative fees. We have also included our standard fee schedule at the end of this section.

Factors that would increase the scope of work and estimated costs outlined in this proposal include, but are not necessarily limited to, any of the following:

- Attendance at additional meetings
- Printing of additional copies of reports

- Analysis of additional issues above those provided in the cost estimate, or a more detailed level of analysis than typically required
- Changes in the project requiring re-analysis or rewriting of report sections
- Collection of additional data
- Excessive comments on the draft environmental document (beyond the number budgeted)

Our cost proposal is valid for 60 days from the date of this proposal and is based on all team members' standard hourly rates.
### Section 6. Budget

#### PROPOSED BUDGET

**FOR THE OPTIONED ASSISTED LIVING/SENIOR HOUSING PROJECT (OPA)**

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Cost</th>
<th>Budgeted</th>
<th>Actual</th>
<th>Budgeted</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
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<td>T1</td>
<td>Pre-Proposal Project Kick-Off Meeting</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
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<tr>
<td>T2</td>
<td>Project Assessment Study (Ferryman &amp; Associates, Inc.)</td>
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<td>$10,000</td>
<td>$10,000</td>
<td>$10,000</td>
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<tr>
<td>T3</td>
<td>Project Administrative Costs (Study)</td>
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<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
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<tr>
<td>T4</td>
<td>Project Public Review &amp; Planning</td>
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<td>$2,000</td>
<td>$2,000</td>
<td>$2,000</td>
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<tr>
<td>T5</td>
<td>Project Management &amp; Support</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
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</tr>
<tr>
<td>T6</td>
<td>Project Management &amp; Support (II)</td>
<td>$3,000</td>
<td>$3,000</td>
<td>$3,000</td>
<td>$3,000</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL COSTS**

- Pre-Proposal Project Kick-Off Meeting: $20,000
- Project Assessment Study: $15,000
- Project Administrative Costs: $10,000
- Project Public Review & Planning: $4,000
- Project Management & Support: $7,000
- Project Management & Support (II): $3,000

**TOTAL** $50,000

**DIRECT COSTS**

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>Pre-Proposal Project Kick-Off Meeting</td>
<td>$20,000</td>
</tr>
<tr>
<td>B.</td>
<td>Project Assessment Study (Ferryman &amp; Associates, Inc.)</td>
<td>$10,000</td>
</tr>
<tr>
<td>C.</td>
<td>Project Administrative Costs (Study)</td>
<td>$5,000</td>
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<tr>
<td>D.</td>
<td>Project Public Review &amp; Planning</td>
<td>$2,000</td>
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<tr>
<td>E.</td>
<td>Project Management &amp; Support</td>
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<tr>
<td>F.</td>
<td>Project Management &amp; Support (II)</td>
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</table>

**TOTAL DIRECT COSTS** $50,000

**SUBTOTAL CUMULATIVE COSTS**

- Pre-Proposal Project Kick-Off Meeting: $20,000
- Project Assessment Study: $10,000
- Project Administrative Costs: $5,000
- Project Public Review & Planning: $2,000
- Project Management & Support: $5,000
- Project Management & Support (II): $3,000

**TOTAL SUBTOTAL CUMULATIVE COSTS** $50,000

**TOTAL (L&M) BUDGET**

**$50,000**

**10% Contingency Fee**

**$5,000**

**TOTAL (L&M) BUDGET WITH 10% CONTINGENCY FEE**

**$55,000**

**NOTE:** The L&M Cost Proposal assumes the option of Option 1 and Option 2 of the proposed conceptual development. The Cost Proposal can be updated as necessary if only one of the Options is chosen at a later time.

* The Administrative Final (L&M) budget is based on receiving no more than 75 comments (not comment lettering) on the Draft L&M.0
### PROPOSED BUDGET FOR THE OPTIONED ASSISTED LIVING/SENIOR HOUSING PROJECT EIR (OPTION B)

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group Environmental Protection</td>
<td>$200,000</td>
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<tr>
<td>Project Management</td>
<td>$150,000</td>
</tr>
<tr>
<td>Cultural Impact</td>
<td>$110,000</td>
</tr>
<tr>
<td>Economic Impact</td>
<td>$320,000</td>
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<tr>
<td>Senior Administrative</td>
<td>$510,000</td>
</tr>
<tr>
<td>Total</td>
<td>$1,250,000</td>
</tr>
</tbody>
</table>

**Note:** The above budget is based on the assumption of a 1.0% increase in EIR costs for the proposed assisted living development. The actual costs will be subject to change due to market conditions and other factors.
## Traffic Impact Study for Assisted Living/Senior Housing Project

### Budget Estimate

<table>
<thead>
<tr>
<th>Task</th>
<th>Total Hours</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Project Kick-off / Project Management / Administration</td>
<td>20</td>
<td>$2,920</td>
</tr>
<tr>
<td>2. Field visit / measurements / info gathering</td>
<td>6</td>
<td>$682</td>
</tr>
<tr>
<td>3. Traffic data collection</td>
<td>2</td>
<td>$210</td>
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<tr>
<td>4. Analysis - Traffic Set-up / Existing Conditions</td>
<td>24</td>
<td>$2,728</td>
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<tr>
<td>5. Trip Generation and Distribution</td>
<td>10</td>
<td>$1,280</td>
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<tr>
<td>6. Approved and Pending Projects</td>
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<tr>
<td>7. Analysis - Opening Year Without and With Project</td>
<td>11</td>
<td>$1,322</td>
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<tr>
<td>8. Analysis - General Plan Without and With Project</td>
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<td>$1,322</td>
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<tr>
<td>9. Project Mitigation</td>
<td>8</td>
<td>$1,174</td>
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<tr>
<td>10. Trip Generation Estimates for Project Alternatives</td>
<td>3</td>
<td>$430</td>
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<tr>
<td>11. Report preparation</td>
<td>64</td>
<td>$8,396</td>
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<tr>
<td>12. Report revision (final submittal)</td>
<td>10</td>
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<tr>
<td>13. Response to EIR Comments</td>
<td>8</td>
<td>$1,404</td>
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<tr>
<td>14. Meetings (2 team, 3 public hearings)</td>
<td>26</td>
<td>$4,800</td>
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**Total Hours** 209  **Total Cost $28,634**

### Expenses

- Office Expenses: duplicating, forms reproduction, plots, blueprints, computer expenses, deliveries, etc.  $1,430.00
- Mileage @ $.508 per mile
- Intersection Counts @ $200 per intersection  5  $1,000.00
- Roadway Counts @ $100 per segment  0

**Total Expenses** 2,430.00

**Sub-Total**  $31,064.00

**Contingency** 0%

**Total**  $31,064.00
## Section 6. Budget

### ASSISTED LIVING/SENIOR HOUSING PROJECT IS/MND
**CULTURAL RESOURCES SURVEY AND MEMO**
**BUDGET ESTIMATE**

<table>
<thead>
<tr>
<th>Task Description</th>
<th>Denise Jurich - Archeologist</th>
<th>Jennifer Santa - Archeologist</th>
<th>Marnie Alison - Kay</th>
<th>Amber Grady - Architectural Historian</th>
<th>Steve Smith - QA/QC</th>
<th>James Williams - Historian</th>
<th>Paul Priher - GIS</th>
<th>Kris Olsen - WP</th>
<th>Hours Per Task</th>
<th>Cost Per Task</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prehistoric and Archival Research</td>
<td>6</td>
<td>6</td>
<td>1</td>
<td>13</td>
<td>$         905</td>
<td></td>
<td></td>
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<tr>
<td>Native American Consultation</td>
<td>4</td>
<td></td>
<td></td>
<td>4</td>
<td>$         260</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Technical Memo (Archeology and Architecture)</td>
<td>1</td>
<td>6</td>
<td>1   2</td>
<td>1  7</td>
<td>$       1,620</td>
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<tr>
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<td>1</td>
<td>2   6</td>
<td>1  11</td>
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<tr>
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<td>2</td>
<td>1  5</td>
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<td>Meetings</td>
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<td></td>
<td>4</td>
<td>4  480</td>
<td>$       480</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Total Hours</strong></td>
<td><strong>6</strong></td>
<td><strong>6</strong></td>
<td><strong>10</strong></td>
<td><strong>6</strong>  <strong>4</strong>  <strong>18</strong>  <strong>1</strong>  <strong>3</strong>  <strong>54</strong></td>
<td>$</td>
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<tr>
<td><strong>Hourly Rate</strong></td>
<td><strong>$ 150</strong></td>
<td><strong>$ 110</strong></td>
<td><strong>$ 65</strong></td>
<td><strong>$ 120</strong>  <strong>$ 120</strong>  <strong>$ 65</strong>  <strong>$ 125</strong>  <strong>$ 90</strong></td>
<td>$     4,795</td>
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<tr>
<td><strong>Total PBS&amp;J Labor</strong></td>
<td>$ 720</td>
<td>$ 660</td>
<td>$ 650</td>
<td>$ 720  $ 480  $ 1,170  $ 125  $ 270</td>
<td>$       4,795</td>
<td></td>
<td></td>
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</tbody>
</table>

### Expenses
- Records Search: $300
- Miscellany: $50

**Total Budget**: $5,145
## Section 6. Budget

**ASSISTED LIVING/SENIOR HOUSING PROJECT EIR**  
**CULTURAL RESOURCES SURVEY AND MEMO**  
**BUDGET ESTIMATE**

<table>
<thead>
<tr>
<th></th>
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<th></th>
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<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Prehistoric and Archival Research</td>
<td>6</td>
<td>6</td>
<td>1</td>
<td>13</td>
<td>$905</td>
<td></td>
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<tr>
<td>Native American Consultation</td>
<td>4</td>
<td>4</td>
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<td>$250</td>
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<tr>
<td>Technical Memo (Archaeology and Architecture)</td>
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<td>6</td>
<td>1</td>
<td>2</td>
<td>6</td>
<td>1</td>
<td>17</td>
<td>$1,620</td>
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<td>Ad Draft EIR Section</td>
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<td>4</td>
<td>12</td>
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<td></td>
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<td>$1,050</td>
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<tr>
<td>Meetings</td>
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<td>2</td>
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<td></td>
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<td>$480</td>
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<tr>
<td><strong>Total Hours</strong></td>
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<td>9</td>
<td>10</td>
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<td>$120</td>
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<td>$125</td>
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<tr>
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<td>$650</td>
<td>$1,080</td>
<td>$720</td>
<td>$1,560</td>
<td>$125</td>
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**Expenses**
- Records Search: $300
- Miscellany: $50

**Total Budget**: $6,585
SCIENTES & PLANNING - CALIFORNIA AND SOUTHWEST
HOURLY BILLING RATES AND JOB CLASSIFICATIONS

Sr Division Manager/ Principal Technical Professional $190–$300/hour
Sr Group Manager/Project Director/ Sr Planner IV/ Sr Scientist IV/
Sr Engineer IV $175–$300/hour
Group Manager/ Sr Project Manager III/ Sr Planner III/
Sr Scientist III/Sr Engineer III $140–$200/hour
Project Manager/ Sr Planner II/ Sr Scientist II/Sr Engineer II/
Sr GIS Analyst II $120–$170/hour
Associate Project Manager /Sr Planner I/Sr Scientist I/
Sr Engineer I/Sr GIS Analyst I $95–$135/hour
Planner II/ Scientist II/Engineer II $85–$120/hour
Planner I/ Scientist I/Engineer I $65–$100/hour
Sr Administrator/Operations Coordinator/Administrative Coordinator $90–$130/hour
Sr Word Processor/Regional Graphics Specialist/Sr Program Assistant $75–$110/hour
Word Processor $65–$100/hour
Field Technician II $55–$90/hour
Planner Intern/Scientist Intern/Field Technician I/Technical Aide/Administrative $45–$75/hour

Mileage $.50/mile

In addition, identifiable, non-salary costs that are directly attributable to the project (i.e., travel, meals, lodging, auto rentals, printing and copies, graphic materials, phone charges, equipment and specialized computer charges, etc.) and subcontractor fees include a 15% administration charge to cover overhead and administration.

1. This schedule is effective until January 1, 2011 and is subject to annual and/or periodic revision thereafter, as necessary to accommodate inflationary trends, salary adjustments, and the general costs of business.

2. Invoices will be submitted by Consultant monthly. Client will notify Consultant, in writing, of any objections to an invoice within ten (10) days of the date of invoice. Otherwise, the invoice shall be deemed acceptable by the Client. Amounts indicated on invoices are due and payable immediately upon receipt.

3. A late payment finance charge at a rate of 18% per annum (or the maximum amount allowed per law if lower) will be applied to any unpaid balance commencing 30 days after the date of the original invoice.

4. Fees for litigation and expert witness services will be charged at $450.00 per hour with a 4-hour minimum per day.
KIMLEY-HORN AND ASSOCIATES, INC.

HOURLY RATE SCHEDULE
Effective thru June 30, 2011

STAFF

SUPPORT STAFF .................................................. $55.00 - $115.00
DESIGNER/TECHNICIAN/CADD OPERATOR ............. $80.00 - $130.00
TRANSPORTATION ANALYST ........................................ $95.00 - $145.00
PROFESSIONAL / ENGINEER ..................................... $130.00 - $185.00
SENIOR PROFESSIONAL ........................................... $175.00 - $250.00
PRINCIPAL .............................................................. $235.00 - $275.00

EXPENSES

SUBCONSULTANT MARK-UP ..................................... 15%

COMPUTERS .......................................................... $10.00
(Includes computer time used for technical analysis and CADD)

OFFICE EXPENSES .................................................. 5%
(Covers direct expenses, such as in-house duplicating and blueprinting, local mileage, telephone calls, electronic messaging, postage, and plots)

Note: Billing Rates are reviewed yearly and are adjusted as necessary.
CONTRACT AGREEMENT

PBS&J has read the City's standard agreement attached to the RFP, and we are agreeable to execute the City's Professional Services Agreement.

PROOF OF INSURANCE

PBS&J carries coverage for commercial general liability, workers' compensation (statutory limits) and employers liability, commercial auto liability, and professional liability. All coverages are in sufficient amounts to address any potential liabilities.

If selected, we will provide proof of insurance as noted in the Agreement. Sample certificates of insurance are attached on the following pages.

Please note that the City will receive a certificate from our professional liability uninsured, and it will not be endorsed to name the client as an additional insured. However, PBS&J's CGL and auto certificates will have such an endorsement.
# Certificate of Liability Insurance

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the policies below. This certificate of insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder.

**Producer:** Holmes Murphy and Associates - Omaha  
1537 South 158th Place  
Omaha NE 68130

**Contact:**  
Telephone: 1-866-226-6625  
Fax: 
Email: 
Producer Number: 
NAIC #: 10630

**Insured:**  
Post, Buckley, Schuh & Jernigan, Inc.  
Office, 4th Fl., 1733 1st Avenue  
Miami FL 33132

**Certificate Number:** 17562130

**Coverage:**

To certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. Limits shown may have been reduced by paid claims.

<table>
<thead>
<tr>
<th>Excess Liability</th>
<th>Admitted Carrier</th>
<th>Policy Number</th>
<th>Policy Exp Date</th>
<th>Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>General Liability</td>
<td>UGL 9139458-04</td>
<td>09/30/10</td>
<td>Comb. Single Limit: $2,000,000</td>
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<tr>
<td></td>
<td></td>
<td></td>
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<td>Bodily Injury (Per Person)</td>
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<tr>
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<td></td>
<td>Bodily Injury (Per Accident)</td>
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<td></td>
<td></td>
<td></td>
<td>Property Damage (Per Accident)</td>
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<tr>
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<td></td>
<td></td>
<td>General Aggregate (Any One Person)</td>
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<tr>
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<td>$</td>
</tr>
</tbody>
</table>

**Description of Operations:**  
- Steadfast Insurance Company/126397 - AM Best Rating = A XV
- Zurich American Insurance Company/165365 - AM Best Rating = A XV

**Cancellation:**  
- Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

**Authorized Representative:**

- edoxane
- ACORD 25 (2009/09)

- The ACORD name and logo are registered marks of ACORD

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# Certificate of Liability Insurance

**Date:** 05/10/2010

**Producer:** 2-866-220-4625
Bolles, Murphy and Associates - Omaha
3437 South 150th Plaza
Omaha, NE 68130

**Insured:**
Post, Buckley, Schuh & Jermigan, Inc.
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**COVERAGE**

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**Certificate Number:** 17562591

**REVISION NUMBER:**

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (Attach ACORD 111, Additional Remarks Schedule, If more space is required):**

**Certificate Holder:**

**Cancellation:** 90 days GL, AUTO, WC, POLL / 60 days UM

**Specimen:**

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Appendix B. Resumes
Appendix B. Resumes

Ruta K. Thomas, REA
Project Director; Hazards & Hazardous Materials

Education
M.A., Environmental Science, Brown University, 1995
B.A., Biology/Economics, Lehigh University, 1993

Certifications
Registered Environmental Assessor, California 07389, 1999

Presentations

Professional Affiliations
Association of Environmental Professionals
Environmental Assessment Association
Women Inspiring Leadership

Ms. Thomas is responsible for managing the preparation and coordination of highly complex and visible environmental documents for rural and urban development projects throughout California. She has nearly 15 years of experience managing a diversified mix of projects, many of which have been highly contentious and controversial. She is adept in the preparation of CEQA and NEPA documentation that involves conducting analyses related to Water Supply Assessments and Climate Change. As an REA, Ms. Thomas has been determined by the State of California to have the academic training, occupational experience, and professional reputation necessary for registration as an environmental assessor qualified to objectively conduct one or more aspects of environmental assessment and site cleanup activities. Ms. Thomas’ relevant project experience includes:

El Segundo Segundo Business Park IS/MND, El Segundo, California. Managed preparation of the Initial Study and Mitigated Negative Declaration for a proposed business park project located at 222 Kansas Street. The proposed project site was classified as a heavy manufacturing facility that treats and/or disposes of liquid or semisolid waste. A temporarily capped oil well, leased by Granier Oil, is located on the southern portion of the project site. The proposed project would result in the development of an 88,249-square-foot business park (for commercial office and light industrial uses) on a vacant 4.7-acre parcel. Due to funding issues, the schedule for the Segundo Business Park project was greatly expedited. PBS&J was able to complete the environmental review process within four months of the kickoff meeting. Key issues for the project included hazards and hazardous materials, mineral resources, and traffic and circulation. This project was completed on an expedited schedule and under the proposed budget.

El Segundo Military Entrance Processing Station IS/MND, El Segundo, California. Managed preparation of the Initial Study and Mitigated Negative Declaration for a proposed Military Entrance Processing Station to be located at 1700 East Grand Avenue. The property was used for the machining of steel and titanium parts for the aerospace and defense industries. The structures were demolished and the soil on site has been remediated and certified by the El Segundo Fire Department. The proposed project will consist of one two-story, 32,980-square-foot concrete tilt-up building on 4.25 acres of land. The proposed project would also include 83,510 square feet of private recreation outdoor space. Key issues for the project included hazardous materials, traffic and circulation, and risk of terrorist threats. This project was completed on time and under the proposed budget.

LAUSD CEQA/NEPA On-Call Environmental Consulting Services for the New School Construction Program, Los Angeles, California. Has been working with the Los Angeles Unified School District (LAUSD) since 2003 in preparing site-specific environmental documents for new schools to be built as part of Phase I of LAUSD’s New School Construction Program. Under PBS&J’s initial 3-year Master Services Agreement (2004–2007) with LAUSD, more than 15 EIRs for elementary schools, middle schools, and high schools throughout Los Angeles County were prepared. Unique issues related to new school projects in general involve traffic and circulation, pedestrian safety, parking,
Appendix B. Resumes

noise at nearby residences, and hazardous material and safety issues related to redeveloping commercial/light industrial properties. High school projects have also had challenging issues related to the lighting of play fields and football stadiums. As a result of dedicated work with LAUSD, a subsequent 5-year Master Services Agreement (2007-2012) was awarded to continue the preparation of environmental documents for Phase II of the New School Construction Program. All projects have been completed on time and within the proposed budget.

Santa Monica 16th Street Outpatient Medical and Oncology Center EIR, Santa Monica, California. Managed preparation of an EIR for a new outpatient medical and oncology center in the city of Santa Monica. Implementation of the proposed project would require demolition of two unoccupied residential structures, removal of remaining parking areas, and removal of on-site vegetation. The demolished structures would be replaced by a 45,000-square-foot, three-story clinic with three levels of subterranean parking. Key issues for this project were aesthetics, land use, and traffic. This project was completed on time and under the proposed budget.

SMMUSD Malibu Middle & High School Campus Improvements Project EIR, Santa Monica, California. Managing preparation of an EIR for the Malibu Middle/High School Campus Improvements Project. Redevelopment would include 21 new classrooms and three new science labs totaling approximately 25,000 square feet, a new 10,000-square-foot library, and 8,000 square feet of administrative offices. The proposed project would also include the development of new staff parking and visitor parking areas, as well as a new student drop-off and pick-up area to be developed in coordination with the adjacent Cabrillo Elementary School. Of particular concern is the installation of the field lights and the potential impacts to scenic views, biological species, and increased traffic and associated noise of the field lighting. PBS&J has facilitated extensive community outreach on behalf of SMMUSD.

Huntington Beach Bella Terra Phase II Mixed-Use Redevelopment Project EIR, Huntington Beach, California. Managed preparation of an EIR for the proposed Bella Terra Phase II project for the City of Huntington Beach. The project site is bordered by a railroad right-of-way and commercial property. The 15.86-acre project site contains two buildings that were formerly occupied by Montgomery Wards. Phase II of the Bella Terra development includes an 840,190-square-foot, multi-level, mixed-use retail, office, and residential development, excluding structured parking. The proposed project would require a General Plan Amendment and a Zoning Text Amendment. Unique issues for this project included traffic and utilities infrastructure. This project was completed on time and under the proposed budget.

Huntington Beach Ripcurl Mixed-Use Redevelopment Project EIR, Huntington Beach, California. Managed preparation of an EIR for the proposed Ripcurl project for the City of Huntington Beach. The proposed project, known as "The Ripcurl," is bordered by the Southern Pacific Railroad right-of-way and commercial property. The existing land use comprises approximately 59,826 square feet of commercial space. The applicant is proposing to ultimately develop up to 500 luxury residential units in five residential stories located above approximately 15,000 square feet of street-level retail and commercial uses. The proposed project would require a General Plan Amendment, a Zoning Text Amendment, and a Zoning Map Amendment. Unique issues for this project included traffic and safety issues related to the adjacent rail line and transmission towers. This project was completed on time and within the proposed budget.
Carrie Garlett  
Project Manager

**Education**
M.A., City Planning, Georgia Institute of Technology, 2001  
B.S., Civil Engineering, University of Michigan, 1998

**Registrations**
Engineer in Training (EIT), 1998

**Professional Affiliations**
Association of Environmental Professionals, Board Member (President, Vice President of Programs, Vice President of Membership)  
American Planning Association

Ms. Garlett has ten years of professional experience in engineering, environmental analysis and permitting, planning, and residential and commercial development management. She has managed and coordinated a variety of projects ranging from small commercial and residential developments to highly complex, large-scale master planned developments. As a project manager and forward planner, Ms. Garlett has worked for a variety of public and private sector clients and is well-versed in the preparation and processing of CEQA documentation and environmental permitting. Ms. Garlett’s relevant project experience includes:

**City of Newport Beach Koll Center Redevelopment EIR, Newport Beach, California.** Currently managing preparation of the environmental analysis of the Koll property redevelopment on behalf of the City of Newport Beach. The project site is located within the City’s Airport Land Use Area and will be governed by an Interim Conceptual Development Plan (ICDP), yet to be approved. In addition to the ICDP, the applicant will be requesting an Amendment to the existing Planned Community Text (Area 15) to allow for the development of residential uses within an existing office park. The project includes development of approximately 250 residential units, community services, and retail uses on existing surface parking areas. Surface parking displaced by the new uses will be replaced in newly developed parking structures. The EIR will provide a programmatic analysis of the ICDP as well as a project-level analysis of the proposed community redevelopment and introduction of residential uses to the Airport Land Use Area.

**Conexant Redevelopment EIR, City of Newport Beach, Newport Beach, California.** Currently managing preparation of the environmental analysis of the Conexant property redevelopment on behalf of the City of Newport Beach. The project site is located within the tenancy’s Airport Land Use Area and will be governed by an ICDP; yet to be approved. In addition to the ICDP, the applicant will be requesting a Specific Plan to allow for the development of residential uses on a property with existing industrial uses, within the Airport Land Use Area. The project includes demolition of the existing industrial uses and development of approximately 700 residential units, community services, and associated parking. The EIR will provide a programmatic analysis of the ICDP; and a project-level analysis of the requested Specific Plan and the associated proposed community redevelopment with the introduction of residential uses to the Airport Land Use Area.

**Santa Monica 16th Street Surgery and Oncology Center EIR, Santa Monica, California.** Assisting in preparation of the Santa Monica 16th Street Surgery and Oncology Center Project Final EIR on behalf of the City of Santa Monica. The project included the construction of a three-story, 45,000-square-foot outpatient surgery and oncology center within the Hospital Area Specific Plan area of the city of Santa Monica. Project attributes also included a three-level subterranean parking garage (251 spaces) and a landscaped plaza with a glass-enclosed atrium featuring a site-specific art installation.

**City of Agoura Hills General Plan Update EIR, Agoura Hills, California.** Currently managing preparation of an EIR for the City of Agoura Hills. The City of Agoura Hills
is currently updating the Land Use and Circulation Elements of the General Plan. The updated Land Use Element would guide the pattern of future land uses in the city up to 2025, and the Circulation Element would address transportation issues involving the movement of people, goods, and vehicles through the city during this time frame. PBS&J will prepare an EIR for the City in regards to these updates. Issues that will be addressed in this EIR include aesthetics, air quality, hydrology and water quality, land use and planning, noise, population and housing, public services and utilities, and transportation and circulation.

**Pomona Valley Hospital Medical Center EIR, Pomona, California.** Contributed to the preparation of the environmental analysis for the Pomona Valley Hospital Medical Center (PVHMC), a regional medical facility, centrally located in the City of Pomona, that provides emergency, in-patient hospital and out-patient services. The PVHMC is working to develop a Master Plan for the modernization and expansion of its core campus, in part to become compliant with SB 1953. The PVHMC Specific Plan is intended to guide development of the medical center through the year 2030. Under the Specific Plan, the PVHMC core campus would be expanded to approximately 475 hospital beds and approximately 1,012,314 square feet of combined new and existing facilities. Infrastructure improvements to support the new facilities are also proposed, along with certain off-site traffic control and minor sewer and storm drain improvements. Two public streets would be closed where they traverse the medical center campus and the public right-of-way would be vacated. The medical center’s core campus surface parking lots would be reconfigured to improve internal circulation and maximize parking. Additional new landscaping, enhanced signage, and related improvements would be included in the overall development. Implementation of the Specific Plan will take place in three phases between 2009 and 2030. Fairly detailed plans exist for Phase 1 of the Specific Plan project, expected to start construction in 2009, allowing for the evaluation of Phase 1 environmental effects at a project-specific level. Plans for Phases 2 and 3 are still in conceptual stages. Accordingly, this EIR will evaluate these latter phases at a programmatic level.

**John Adams Middle School, Replacement of Classrooms E, F and G, New Administration Building, and Modernization and Improvement Project, Santa Monica, California.** Assisted in preparation of an Initial Study and Focused EIR for the rehabilitation and modernization of the John Adams Middle School Campus on behalf of the Santa Monica – Malibu Unified School District (SMMUSD). In 2006, voters in Santa Monica and Malibu passed Measure BB, a $268 million school construction and renovation bond, for the SMMUSD. The project includes use of a portion of these funds for the development of new classrooms supporting a three grade level house system, improved administrative spaces and exterior commons upgrades, and collectively making transformative improvements to the existing school campus. The project also proposed to transform the front entrance to the school to provide enhanced presence, greater convenience, and increased security along 16th Street. One of the important objectives of the proposed project was the reinforcement of the campus into three grade level academic houses, each with its own distinct identity and courtyard space. The goal was to encourage social interaction and provide for outdoor instructional spaces for each grade level. The Focused EIR included discussion of cultural resources, air quality, and noise impacts of the proposed project.
Kimberly M. Avila, AICP
Traffic/Transportation

Education

Certifications
American Institute of Certified Planners (AICP), (015226), 1999-2010

Professional Affiliations
American Planning Association
Women's Transportation Seminar
Women Inspiring Leadership

Ms. Avila has 20 years of public and planning experience in redevelopment, infrastructure, and transportation projects. She specializes in the management and preparation of complex environmental documents for multi-jurisdictional projects. Her experience in redevelopment includes redevelopment area plans (Candlestick Point – Hunters Point Shipyard), Specific and General Plans (Beverly Hills General Plan Update), and private development projects (Mission Bay). She has managed recreation projects (San Francisco Giants Ballpark) and institutional projects (Genentech).

For most of her career, Ms. Avila has focused on transportation infrastructure projects, from highways (I-80/I-680 interchange), interchanges (SR 57/60 Confluence), and bridges (Airport Road Extension in Stockton) to transit including heavy rail (San Francisco to San Jose High Speed Rail Project) and light rail (Exposition Right of Way Transit Project Phase II). Her technical expertise includes joint NEPA and CEQA documents, Caltrans/Federal Highway Administration, and Federal Transit Administration (FTA) technical report compliance and documentation, Section 4(f), community impact analyses, and visual resource analysis. Ms. Avila’s relevant project experience includes:

Shell Oil Products U.S. Carson Revitalization Program Specific Plan EIR, Carson, California. Project manager for environmental review of program analysis of up to 30 storage tanks and up to 4 loading racks for expansion of current storage and distribution facilities and creation of new non-Shell revitalization areas, totaling 83,000 square feet of community service retail and 1.58 million square feet of commercial, industrial, and office uses.

Beverly Hills General Plan Update EIR, Beverly Hills, California. Project manager for environmental review of General Plan Update contemplating up to 4 million square feet of commercial development.

Richmond Ferry Terminal Project Environmental Impact Report/Environmental Assessment, San Francisco Bay Area Water Emergency Transportation Authority, Richmond, California. Project manager for new ferry terminal in Richmond and route to San Francisco. This project is in the initial planning stages, following completion of a transit-oriented development (TOD) study.

California High Speed Rail San Francisco to San Jose Section Project, Environmental Impact Report/Environmental Impact Statement, California High Speed Rail Authority, San Francisco, San Mateo, and Santa Clara Counties, California.
Environmental lead for this project. PBS&J is the primary technical consultant for the environmental analysis. PBS&J will conduct environmental analyses consistent with CEQA and NEPA to support the Alternatives Analysis, and for the EIR/EIS. PBS&J will conduct analyses for biological resources, cultural resources, aesthetics, air quality, electromagnetic interference/electromagnetic field (EMI/EMF), agriculture, parks, regional growth, utilities/energy, geology and soils, hazardous materials, safety and
security, hydrology and water quality, land use and planning, environmental justice, Section 4(f) analysis, Section 106 compliance, and socioeconomic data. PBS&J will also provide extensive GIS services to map resources such as Section 4(f) resources, cultural resources, biological resources, and sensitive receptors for air quality and noise analysis.

Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project EIR, San Francisco, California. Project manager for preparation of a project-level EIR for 704 acres of development area in southeast San Francisco. The project envisions a new San Francisco 49ers Stadium, 10,500 housing units, 2.5 million square feet of R&D uses, regional retail, performance center/arena, hotel, marina, parks, and open space. The project also includes a land exchange/agreement with the California Department of Parks and Recreation for reconfiguration of existing state parkland. Technical studies included a water supply assessment, greenhouse gas emissions, human health risk assessment, transportation study, and shade calculations. The EIR was certified and the project was approved in July 2010.

Exposition Corridor Light Rail Transit Project Phase II, EIR, Exposition Metro Line Construction Authority, Los Angeles, California. Environmental consultant responsible for initiating the project with publication of the Notice of Preparation/Notice of Intent (NOP/NOI) and an extensive public outreach program, and conducting environmental analysis consistent with the requirements of the FTA New Starts funding program (subsequently dropped). Responsible for conducting analyses for biological resources, aesthetics, air quality, energy, geology and soils, hazardous materials, safety and security, hydrology and water quality, and land use and planning. PBS&J provided extensive GIS services to map, biological resources, and sensitive receptors for air quality and noise analysis. The EIR was certified and the project was approved in March 2010.

Research & Development Overlay District Expansion Master EIR and Corporate Facilities Master Plan Update, Genentech, South San Francisco, California. Project manager for preparation of a Master EIR for expansion of Genentech uses from 3 million square feet to 6 million square feet in the east of 101 Area. Genentech proposed an overlay district expansion and update of its Facility Master Plan to accommodate growth through the next 10 years. Key products included a Water Supply Assessment and a complete overhaul of the city's transportation model. New fee schedules for storm drainage and transportation were developed based on full build-out of the city.

Additional relevant projects include:

- MND for the Third & Armstrong Senior Affordable Housing Project, BRIDGE Housing
- Project EIR and EA for City Offices and Affordable Housing Project, Myers Development
- MND and EA for Geary Street Senior Affordable Housing and Community Center, BRIDGE Housing
- Western University Campus Expansion MND, Western University of Health Sciences
- Los Angeles Unified School District (LAUSD) South Region Elementary School #2 EIR, Los Angeles Unified School District
- LAUSD South Region Middle School #4 EIR, LAUSD
- Program EIR for Long Range Development Plan, University of California, San Francisco
Jessie Barkley

Land Use & Planning; Population & Housing

**Education**
M.A., Urban and Regional Planning, University of California, Irvine, 2000
B.A., Geography, University of British Columbia, 1997

**Professional Affiliations**
American Planning Association, California State Awards Coordinator, 2008-2009
American Planning Association, Los Angeles Board, Awards Chair, 2006-2007

**Honors and Awards**
City of Santa Monica 2008-2014 Housing Element, SCAG Compass Blueprint Award Winner 2009
City of Newport Beach, Hard Won Victory Awards, National American Planning Association, 2008
City of Newport Beach, Hard Won Victory Award, American Planning Association, California Chapter and Orange Chapter, 2007
City of Riverside, Comprehensive Planning, Large Jurisdiction, Award of Merit, American Planning Association, California Chapter, 2008
City of Brea, Comprehensive Planning Small Jurisdiction, American Planning Association, California Chapter and Orange County Section, 2004

Ms. Barkley has ten years of experience managing urban and regional planning projects. Her experience includes long-range development plans, General Plan Updates, Specific Plans, Housing Elements, visioning strategies, environmental documents, and specialized policy papers. She is skilled in community outreach activities including community workshops, citizen advisory committees, public hearings, visioning events, and stakeholder interviews. She has a working knowledge of state, regional, and local policy issues and has expertise in project coordination including managing client relationships, project budgets, and directing efficient production of work from staff.

**Representative Projects**

**Planning Documents.** Lead planner and project manager for comprehensive General Plan Updates and Specific Plans for several diverse communities throughout California. Worked extensively on community outreach campaigns and strategies, developed technical background reports, developed visioning statements, conducted policy analysis and constraints analysis, drafted elements, and worked extensively on final development of the plans.

**Environmental Documents.** Served as lead planner for several sections of Environmental Impact Reports, including Genentech Master Campus Plan EIR, High Speed Rail EIR, City of South San Francisco Water Ferry Terminal EIR, Santa Monica Ocean Avenue Hotel EIR, Bear Creek South Master Plan EIR, Santa Monica Land Use and Circulation Element EIR, Beach and Edinger Corridor Study EIR, and Glendale Specific Plan EIR.

**Housing Documents.** Served as lead planner and project manager for a variety of housing elements and affordable housing strategies throughout California, including the Cities of Santa Monica, Hawthorne, Newport Beach, Beverly Hills, Santa Monica, La Canada Flintridge, Avalon, Lawndale, and Arcadia. Served as project manager for numerous HUD-mandated Analysis of Impediments to Fair Housing Choice documents for the Cities of Glendale, Palm Springs, Hesperia, Hawthorne, and Chino.

**Detailed Description of Key Projects**

**City of Newport Beach General Plan Update, Newport Beach, California. National American Planning Association (APA) Project Award Winner, 2008.** Lead planner and project manager prepared the Housing, Harbor and Bay, Arts and Culture, Historical Resources, Recreation, and Growth Management Elements. She also conducted land use analysis and coordinated workshops, newsletters, and public outreach campaigns. The General Plan identifies nine sub-areas with land use changes that present opportunities to revitalize older districts, provide new housing and mixed-use opportunities close to jobs and services, new commercial services and expanded health care facilities, and open space and recreational opportunities. The Land Use Element also contains policies to preserve and protect the city's residential neighborhoods while providing for new mixed-use opportunities in the community to improve community livability, walkability, traffic conditions, and expanded housing opportunities for those who live and work in the city.
Appendix B. Resumes

City of Los Angeles Community Plan Revisions, City of Los Angeles, California. Supported the City of Los Angeles in updating the City's 36 Community Plans to reflect the goals and policies of the General Plan framework. Responsibilities included developing a template for the organization and content of all Community Plans and training staff for public outreach and involvement programs.

California High Speed Rail San Francisco to San Jose Section Project, Environmental Impact Report/Environmental Impact Statement, California High Speed Rail Authority, San Francisco, San Mateo, and Santa Clara Counties, California. Task leader of the Socioeconomics and Land Use sections for this project. PBS&J, as a member of HNTB Team, has been retained as primary technical consultant for the environmental analysis. The environmental analysis will be consistent with the requirements of the Federal Transit Administration New Starts funding program and American Recovery and Reinvestment Act (ARRA) funding. PBS&J will conduct analyses for biological resources, aesthetics, air quality, climate change, noise, energy, geology and soils, hazardous materials, safety and security, hydrology and water quality, land use and planning, environmental justice, Section 4(f) analysis, and socioeconomic data.

City of Santa Monica Housing Element, Santa Monica, California. Southern California Association of Governments Compact Blueprint Sustainability Award Winner, 2009. Project manager for the City of Santa Monica 2008-2014 Housing Element update. The updated Housing Element expanded the supply of affordable housing throughout the community, including facilitating residential development for workforce households, targeted new housing along planned transit stations and within mixed-use areas, and developed sustainable building requirements. The Housing Element was also coordinated with the City's update of the Land Use and Circulation updates.

City of South San Francisco Water Ferry Terminal EIR, South San Francisco, California. Prepared the Land Use, Population and Housing, and Recreational sections of the EIR, which analyzed the development of a new ferry terminal at the Oyster Point Marina that was the first component of a comprehensive expansion of the San Francisco Bay Area Water Transit Authority's ferry system. The project included the relocation of several live-aboard vessels.

Beach and Edinger Corridor Study EIR, City of Huntington Beach, California. Drafted the Land Use section of the EIR, which analyzed opportunities for future redevelopment along Beach Boulevard and Edinger, which are targeted for future development and the creation of a town center. The Land Use section analyzed future land use plans and a few specific target sites.

Santa Monica Land Use and Circulation Element EIR, Santa Monica, California. Drafted the Land Use and Population/Housing sections for the Santa Monica Land Use and Circulation Element EIR. The EIR evaluated the compatibility of new development that would be allowed under the proposed Land Use Plan to surrounding land uses, as well as compatibility of any new land use designations with existing uses. Density of uses, interrelationship of uses, and environmental impacts were addressed from a land use impact perspective.

Professional Development

- Post Graduate Certificate in Marketing and Communications, University of California, Irvine, 1998
Mr. Beauchamp is a water resources analyst with seven years of experience specializing in the preparation of Urban Water Management Plans (UWMPs), Water Supply Assessments (WSAs) and verifications, and conducts environmental analysis as it relates to water resource projects. He excels in providing technical expertise for water supply planning throughout California. In this role, he is skilled at deriving methodologies needed to successfully meet the requirements of the California Water Code and finding solutions to difficult supply and demand problems.

As an environmental planner and project manager, he prepares and edits technical sections for environmental documents, focusing on potential environmental effects on water resources including surface and groundwater hydrology. In addition, Mr. Beauchamp crafts technical studies (wet utility studies) focused on water and wastewater services within municipalities and special districts. Mr. Beauchamp extracts and summarizes the results of these analyses for inclusion into project-specific environmental documents. This methodology allows for superior presentation of baseline data with discussions of potential impacts and feasible mitigation measures.

Mr. Beauchamp writes, edits, and prepares CEQA and NEPA documents for projects throughout California. He is well-versed in preparation of stormwater pollution prevention plans (SWPPP), lake and stream ecology assessments, CEQA/NEPA regulations, and U.S. and California Clean Water Act regulations. These projects include the simplest categorical exemption to the most complex Environmental Impact Report. These require high-level detailed analyses, clear writing, and thorough editorial skills. Much of this work involves constant interaction with senior and junior staff and concise document production. Mr. Beauchamp has experience in water supply planning and environmental analysis for projects throughout the state. His experience in Southern California includes:

**Land Use and Circulation Element of the General Plan and Water Supply Assessment, Santa Monica, California.** Technical leader and primary author prepared the WSA, and served as a key technical writer in the water supply sections for the Land Use and Circulation Element EIR, which evaluates the plan for impacts related to projected land use changes and growth within Santa Monica over 20 years. As author of the WSA, Mr. Beauchamp comprehensively evaluated the supply and demand situation in 2010 and over the 20-year planning horizon within the city of Santa Monica. Santa Monica purchases treated surface water from Metropolitan Water District of Southern California and pumps groundwater from the local groundwater basin. Mr. Beauchamp developed citywide supply and demand scenarios incorporating water savings mechanisms and conservation achievements. The WSA and the Draft EIR were completed in January 2010.

**Transit Zoning Code (SD 84A & SD 84B) Specific Plan Project and Water Supply Assessment, Santa Ana, California.** Technical leader and sole author of the WSA, and served as a key technical writer in the water supply section for the Transit Zoning Code (SD 84A and SD 84B) Specific Plan EIR, which evaluates the plan for impacts related to implementation of the Specific Plan, land use changes, and growth within Santa Ana over
Appendix B. Resumes

20 years. The project is a 421-acre Specific Plan proposed by the City. Planned uses will be residential neighborhoods with single- and multi-family dwelling units, neighborhood commercial uses, low-scale to intense industrial uses, and civic uses. In the WSA, Mr. Beauchamp comprehensively evaluated the supply and demand situation in the city of Santa Ana for the 20-year planning horizon and focused on specific dry-year conditions. Not unlike other Orange County water suppliers, Santa Ana purchases treated surface water from Municipal Water District of Orange County and pumps groundwater from the local groundwater basin managed by Orange County Water District. Mr. Beauchamp developed citywide supply and demand scenarios incorporating water savings mechanisms and conservation achievements. The WSA was completed in January 2010, and the Draft EIR was completed in the spring 2010.

Beach-Edinger Corridor Specific Plan Project and Water Supply Assessment, Huntington Beach, California. Technical leader prepared the WSA and served as a key technical writer in the water supply sections for the Beach-Edinger Corridor Specific Plan EIR, which evaluates the plan for impacts related to implementation of the Specific Plan, land use changes, and growth within Huntington Beach over 20 years. The WSA comprehensively evaluated the supply and demand situation within the city of Huntington Beach now and over the 20-year planning horizon, and focused on specific dry-year conditions. Huntington Beach purchases treated surface water from Municipal Water District of Orange County and pumps groundwater from the local groundwater basin managed by Orange County Water District. Mr. Beauchamp developed citywide supply and demand scenarios incorporating water savings mechanisms and conservation achievements. The Draft EIR was completed in November 2009.

Pomona Valley Hospital Medical Center Specific Plan Project and Water Supply Assessment, Pomona, California. Authored the WSA and served as a key technical writer in the water supply section for the Pomona Valley Hospital Medical Center Specific Plan EIR, which evaluated the plan for impacts related to implementation of the Specific Plan and expansion of the hospital facilities. As author of the WSA, Mr. Beauchamp comprehensively evaluated the supply and demand situation over the 20-year planning horizon within the city of Pomona. He developed water demand scenarios for the city's service area and prepared a variety of citywide supply and demand scenarios incorporating water savings mechanisms and conservation achievements. The Draft EIR was completed in October 2009.

Malibu Middle/High School Campus Improvements Project Environmental Impact Report, Santa Monica/Malibu Unified School District, Malibu, California. Key technical writer in the wastewater section of an EIR for campus improvements to the Santa Monica/Malibu Unified School District's Malibu High School. In this role, he developed a clear and concise discussion of the campus wastewater processes. This included flow rate tables, capacity analysis, impact discussion, and mitigation strategies. The improvements include redevelopment of the campus's library and administration offices, upgrades to existing classrooms, a redeveloped bus drop-off/pick-up zone, the inclusion of a 150-car surface parking lot, as well as improvements to the athletic field and campus infrastructure.

Urban Water Management Plans

2010 Otay Water District UWMP, Spring Valley, California. Project manager and technical author currently responsible for managing and preparing the 2010 UWMP. This UWMP will comprehensively evaluate Otay's water supply and demand situation. Otay purchases treated water from San Diego County Water Authority along with capacity rights to treated water from Helix Water District and the City of San Diego. Groundwater is currently not part of Otay's water supply but some investigations into groundwater supply are ongoing. Recycled water is a non-potable supply source that is used extensively for irrigation purposes in its service area. Potential desalination water supplies from the South Bay desalination projects will be addressed. The UWMP will be designed to evaluate the increasing demand projected in the next 20 years.

Water Resource Technical Studies and Compliance Documents

Mr. Beauchamp implements and conducts water-related field studies. The results of which are used to establish baseline knowledge of flow direction and water quality. One example is the Wet Utilities Study he prepared for the Beach-Edinger Corridor Specific Plan Project for the City of Huntington Beach.
George Burwasser, PG  
Geology & Soils; Mineral Resources

Education
M.S., Quaternary Geology, University of Saskatchewan, 1970  
B.A., Geology, Case Western Reserve University, 1966

Registrations
Professional Geologist  
California 7151, 2001

Professional Affiliations
Geological Society of America  
Association of Environmental Professionals  
Astronomical Society of the Pacific  
Bat Conservation International

Mr. Burwasser is a California-registered professional geologist with 30 years of experience in the analysis of California's geology and soils. His technical responsibilities encompass the soils, geology, seismicity, mineral resources, and paleontology components of CEQA and NEPA environmental studies, assessments, and impact analyses. He manages projects that include substantial geologic-based resource components or hazards. His qualifications include environmental analyses for Mining Reclamation Plans, General Plan programs, transit corridor studies, infrastructure projects, marinas and marine construction projects, ferry terminals, hospitals, educational, residential and recreational projects. Mr. Burwasser's selected project experience includes:

California High Speed Train Environmental Impact Report/Environmental Impact Study, San Francisco to San Jose Section, High Speed Rail Authority, San Francisco County to Santa Clara County, California. Served as research geologist and project paleontologist for technical background reports of the 49-mile segment of the system (from San Francisco to San Jose) and peer review geologist for the EIR/EIS geology and paleontology chapters. The geotechnical and paleontological studies examined comparative high-speed train vertical profiles (aerial, at-grade, underground) and no action alternatives. The technical reports are being summarized in a comprehensive environmental document for the 700-mile, high-speed train proposal by the High Speed Rail Authority and the Federal Railroad Administration.

Phase 3 El Granada Transmission Pipeline Replacement Project, Coastside County Water District, City of Half Moon Bay and County of San Mateo, California. Project manager and peer review geologist of the team assisting with permit processing, project specifications, and performing the required mitigation studies for Coastside County Water District's 3-mile replacement of a leaking and undersized 10-inch water transmission pipeline with a new 16-inch pipe underneath a portion of city and county streets and State Highway 1. Jack-and-bore methods were used to install the pipe under sensitive creek habitats, highway crossings, and private-access roads where conventional trenching would not be appropriate. The pipeline represents the culmination of the 25-year implementation of the District's Phase I Crystal Springs Water Supply project to provide assured water sources to augment the supply from the local watershed. Construction was completed during the spring of 2008 in time for the District to take one of its local-source treatment plants off-line for repair and retrofitting.

Railyards Specific Plan EIR, Sacramento, California. This project for the City of Sacramento involved the preparation of an EIR for a plan to redevelop the railyards and assist in the continued revitalization of Sacramento's downtown. The Railyards Plan included state-of-the-art intermodal transportation facility, shops, museum, open-air market, theatre, hotel, transit center, and retail space. The activity centerpiece of the site is the intermodal transportation facility to bring together heavy rail, light rail, local and intercity bus transit, and, potentially, high-speed rail. Mr. Burwasser was author of the technical sections for geology, soils, seismicity; mineral resources; and paleontology for
the report. In addition to providing peer review for the geotechnical reports for the report, he provided technical input for hydrology, water quality, and hazardous waste sections.

**WTA South San Francisco Ferry Terminal EIR/EIS, San Francisco Bay Water Transit Authority (WTA) and Federal Transit Administration (FTA), South San Francisco, California.** WTA, in collaboration with the City of South San Francisco and San Mateo County Harbor District South San Francisco Ferry Terminal, proposes to develop the first new terminal for a route between South San Francisco and both San Francisco and the East Bay following certification of the Program EIR for Expanded Ferry Service in 2003. Key issues for this first site-specific analysis include consistency with City plans for the waterfront and the East of 101 Area Plan, traffic and circulation, air emissions, wake effects on the existing marina, and relationship to the Bay Trail. Mr. Burwasser acted as senior reviewing geologist for each state and federal environmental review document produced for the project by PBS&J.

**Wastewater Treatment Plant #2 Upgrade Project IS/MND, Discovery Bay, California.** The Town of Discovery Bay proposed additional wastewater treatment facilities intended to meet the Regional Water Quality Control Board requirements for a two million gallon-per-day (gpd) treatment plant expansion project. The three additional facilities included solar drying facilities for solids; an additional secondary clarifier and associated sludge lagoon, with appropriate modifications to pumping, piping, and electrical facilities; and a replacement export pump station, pipeline and outfall. Mr. Burwasser was project manager, geologist, and hydrologist of the team that completed the IS, environmental checklist, and MND for the proposed facilities. Concerns regarding the project focused on the presence of threatened or endangered species of reptiles and amphibians, including the western pond turtle, the California red-legged frog, and the California tiger salamander.

**Lone Tree Way Widening MND, Brentwood, California.** The City of Brentwood widened Lone Tree Way along its northern border with Antioch, between Jeffery Way and Fairview Avenue. The segment was two lanes wide and fed into a six-lane portion of roadway at the west (Jeffery Way) end of the project alignment. The widening, together with the realignment of Fairview Avenue at the east end of the project, was intended to assist in relieving traffic congestion and to improve regional access along this major thoroughfare. Mr. Burwasser was project manager and project geologist of the team that completed the IS and environmental checklist for the proposed roadway improvements. Concerns regarding the project focused on the storm drain connections and capacity downstream along the Fairview Avenue realignment, as well as traffic congestion along the roadway and at existing and future intersections. Noise and cultural resource impacts for properties fronting onto Lone Tree Way were important concerns addressed in the MND.

Additional representative project experience includes:

- Project manager and senior reviewing geologist for San Bernardino County On-call Hazardous Materials Consulting Services, San Bernardino County Fire Protection District, San Bernardino, California
- Peer review paleontologist for I-215 Lane Widening between I-15 and Nuevo Road IS/MND, Riverside County Transportation Commission, Riverside, California
- Peer review geologist for Pomona Valley Hospital Medical Center Specific Plan IS/MND, City of Pomona, California
- Reviewing geologist for Kinder Morgan Carson Terminal Expansion EIR, City of Carson, California
Sabrina M. Cook, Ph.D.

Hydrology & Water Quality

Education
Ph.D., Soil Science with Water Resources Minor, University of Minnesota, 1986
M.S., Soil Science, University of Minnesota, 1989
B.S., Crop and Soil Science, Michigan State University, 1986

Professional Affiliations
Minnesota Association of Professional Soil Scientists
Soil Science Society of America
American Society of Agronomy
Women Inspiring Leadership

Dr. Cook has 15 years of experience in soil, water, and environmental assessment. Her technical expertise is in surface and subsurface water and chemical transport processes and transformations. She has experience with point and nonpoint source water quality issues including total maximum daily loads (TMDLs), combined sewer overflow programs (CSOs), stormwater pollution prevention and best management practices (BMPs), watershed management strategies, hydrologic and hydraulic (H&H) modeling, and water quality modeling and assessment using parametric and nonparametric statistical techniques, trends analysis, principle components analysis, regressions, correlations, and other techniques. She is experienced in GIS applications for environmental characterization, assessment, data management, and planning, and in training GIS end-users. She is skilled in preparing and reviewing environmental impact statements and assessments, permit applications (including hydrogeomorphic assessment), diagnostic feasibility studies, quality assurance projects plans, stormwater quality management plans (SQMPs), technical and nontechnical documents, stakeholder communication, field sampling and monitoring plans, and project management. Dr. Cook has taught and developed college-level courses in environmental technology, policy, and management areas, including sections on environmental risk assessment and risk perception.

Orange County Water District (OQWD) Proposed Long Range Facilities Plan Program EIR, Orange County, California. Lead scientist who prepared the hydrology and water quality section. The District’s groundwater recharge study and modeling effort data, along with the groundwater management plan were used to assess the potential impacts of the long-range facilities plan on surface water and groundwater hydrology and water quality and to identify appropriate mitigation measures. The impact analysis also included an assessment of annexation of the portions of the Irvine Ranch Water District and the cities of Yorba Linda and Anaheim that are currently not in the OCWD service area into its boundaries.

Huntington Beach Senior Center EIR, Huntington Beach, California. Lead scientist preparing the hydrology and water quality analysis section, impacts analysis, and mitigation measures for the draft EIR. Using available data and standard methods, calculated the potential effect of the project on stormwater runoff, groundwater recharge, flooding, and stormwater quality. The proposed project development of senior center and infrastructure on five acres within the city’s central park that would result in an increase in impervious surfaces by about 75 percent. The project drainage was designed to sheet flow over undeveloped areas of the park.

Otay Water District North District Recycled System Development Project Summary of Watershed Conditions, Water Quality Requirements, and Potential Permitting Issues, California, Sweetwater River, Otay Water District. The Otay Water District wishes to dispose of recycled water in a different watershed than originally permitted. This watershed drains to a public water supply under management and operation of the Sweetwater Authority. Additionally, along the Sweetwater River, where recycled water could be applied, the depth to groundwater is shallow, resulting in both runoff
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and groundwater quality potential issues associated with use of recycled water. Dr. Cook evaluated several old reports, geologic conditions, surface conditions, regulatory requirements, permitting issues, and potential effects of recycled water applications in the Sweetwater River Watershed. She prepared a summary of conditions for the Otay Water District, including data gaps and constraints.

Harbor Bay Island Village 6 EIR, Alameda, California. Prepared the hydrology and water quality section for the Draft EIR and responses to comments. Included approximation of potential peak and annual runoff and stormwater quality from the project site for both existing and proposed project conditions, impacts analysis, and mitigation measures.

Lower Tule Water Quality Monitoring Plan, Tule River, California. Project manager and lead scientist for preparing the water quality monitoring program (WQMP) for the Lower Tule River Hydroelectric Project (FERC No. 372) to assist Southern California Edison (SCE) with their FERC licensure requirements. Requirements of the WQMP included, at a minimum, a benthic macroinvertebrate monitoring program. Dr. Cook developed the WQMP in coordination with regulatory agencies and SCE personnel and integrated the existing NPDES water quality monitoring and reporting program (Hydro Division Station Order No. 1.55) into the WQMP in order to maximize efficiency of both programs. As part of the WQMP, Dr. Cook also prepared a Field Sampling and Monitoring Plan including: site locations, standard operating procedures/protocols, abbreviated Quality Assurance Project Plan, schedule, and reporting protocols. Coordinating with other staff, she used their extensive knowledge of water monitoring programs, aquatic life habitat conditions, and BMI assessments to select appropriate monitoring locations and to devise an effective strategy. This WQMP was submitted to the State and Regional Water Quality Control Board for review prior to being submitted to FERC.

Amador Water System Transmission Project Focused EIR and Section 7 Compliance, Amador County, California. Project lead responsible for qualitative and quantitative water quality impacts assessment, including effects on the wastewater treatment plant discharges, and groundwater isotope study review. Project included preparation of a focused EIR for the Amador Water Agency. A detailed hydrological analysis of the effects that the loss of canal leakage would have on local water sources and vegetation and wildlife was also conducted. Two potential alternatives for the transmission project were evaluated at an equal level, including continued use of the existing canal and construction of a new underground pipeline.

Springville Specific Plan EIR, Camarillo, California. Lead scientist preparing the hydrology and water quality analysis section, impacts analysis, and mitigation measures for the Draft EIR. An EIR was prepared to assess potential environmental effects associated with a specific plan for a large small-scale commercial village with additional residential. This high-profile project is on approximately 170 acres off of the Ventura Freeway (Highway 101). This is one of the last major undeveloped parcels within Camarillo along the Ventura Freeway. This development included residential, commercial, and recreational land uses.

Countrywide Specific Plan, Ontario, California. Lead scientist preparing the hydrology and water quality analysis section, impacts analysis, and mitigation measures for the Draft EIR. Used standard methods and data to determine the potential effect of the project on stormwater runoff and quality for the impacts analysis. This specific plan is one of the first of approximately 25 that will be developed for the New Model Colony (NMC), an 8,200-acre area previously annexed to the city. As such, this EIR set the foundation for future environmental analysis for subsequent development in the NMC. The Countrywide Specific Plan proposed residential development of varying densities on former dairylands and agricultural uses.
Amber L. Grady
Cultural Resources (Historic Resources)

Education
M.A., Historic Preservation, Savannah College of Art and Design, 1999
B.A., Interior Design, California State University, Chico, 1998

Professional Affiliations
National Trust for Historic Preservation
California Preservation Foundation

Ms. Grady has 11 years of experience in cultural resources management and NEPA, CEQA, and Section 106 environmental documentation. She meets the Secretary of the Interior’s professional qualifications standards for architectural historian and has extensive experience in California architectural history with an emphasis on northern California, the San Francisco Bay area, and the Central Valley. Her cultural resources management experience includes archival research, historic building and structure surveys and evaluations, and cultural resources documentation for NEPA and CEQA projects ranging from single building evaluations to district-wide surveys. She is a proficient writer, having written and co-authored numerous resource reports and context statements for public and private entities. Her relevant project experience includes:

Historic Resource Surveys and Reports

1500 Page Street Section 106 Report, Age Song, San Francisco, California. Performed a field survey to record the Scobie Memorial Sanitorium. An intensive survey was conducted with the exterior and interior of the building surveyed and recorded. Photographed the resource, noted locations with a global positioning system, and took notes on the condition of the resource. Prepared a section 106 report including DPR 523 forms and an integrity analysis.

Veterans Memorial Buildings Historical Building Evaluation and Impact Assessment for Proposed Americans with Disabilities Act Improvements, Butte County Administration, Butte County, California. Performed an intensive survey to record three Butte County Veterans Halls. Photographed the resources, noted the locations, and took notes on the condition of the resources. Prepared Department of Parks and Recreation 523 forms and included an evaluation of eligibility using the National Register of Historic Places criteria. Included an impact assessment in the final report that evaluated the proposed Americans with Disabilities Act improvements in relation to the integrity of the buildings.

California High-Speed Train, San Francisco to San Jose, California. Architectural historian, topic leader for cultural resources, task leader for historic architecture, and co-author of the Historic Architectural Survey Report, Historic Property Survey Report, and cultural resources section of the EIR/EIS. More than 6,000 buildings/structures have been surveyed resulting in the evaluation of over 300 for National Register of Historic Places (NRHP) and California Register of Historic Places (CRHP) eligibility. Topic leader duties include coordinating the efforts for Archaeological, Historic Architectural, and Paleontological resources.

Bryant Field Cultural Resources Survey Report, Mono County Public Works, Bridgeport, California. Performed an intensive field survey with another cultural resource specialist to record cultural resources on the project site including three buildings. She photographed the resources, noted locations, and took notes on the condition of the resources. She also prepared Department of Parks and Recreation 523 forms and included an evaluation of eligibility using NRHP criteria.
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Santa Rosa Home Depot Historic Resource Survey and Evaluation, Santa Rosa, California. Performed an intensive survey with another cultural resources specialist to record the buildings on the proposed site. She photographed the resources, noted the locations, and took notes on the condition of the resources. She also gathered this information in preparation of the Environmental Impact Report.

Environmental Compliance

Railyards Specific Plan EIR, City of Sacramento, California. Responsible for coauthoring the cultural resources section of the EIR. This project involves the preparation of an EIR for a plan that will redevelop the railyards and assist in the continued revitalization of Sacramento’s downtown. It is currently one of the largest infill projects occurring in the United States.

Sutter County General Plan Update TBR and EIR, Sutter County, California. PBS&J prepared a comprehensive update to the City of Oakdale’s General Plan. Ms. Grady conducted research and prepared the Historic Resources portion of the Technical Background Report (TBR) and the EIR Section.

Sacramento 2030 General Plan EIR, Sacramento, California. Prepared the cultural resources, urban design, and visual resources sections for this EIR, which addressed the environmental impacts associated with the implementation of the City of Sacramento 2030 General Plan.

Sacramento 2030 General Plan EIR, Sacramento, California. Ms. Grady prepared the cultural resources, urban design, and visual resources sections for this EIR, which addressed the environmental impacts associated with the implementation of the City of Sacramento 2030 General Plan.

Oakdale General Plan Update, Technical Background Report, and EIR, Oakdale, California. PBS&J is preparing a comprehensive update to the City of Oakdale’s General Plan, which was last updated in 1994. As a part of this process, PBS&J has not only been selected to prepare the General Plan Update, but is also tasked with preparing the technical background report and the EIR. Ms. Grady performed a historic resources survey and prepared the historic resources portion of the cultural resources technical report. The EIR is still in progress.

Swanston Station Transit Village Specific Plan EIR, City of Sacramento, California. Responsible for preparing the cultural resources and visual quality sections. The Swanston Station Transit Village Plan (SSTVP) will be prepared to implement transit-oriented development around the Swanston Light Rail Station in Sacramento’s North Sacramento Community Plan Area. The SSTVP will provide land use, parking and circulation, open space and infrastructure goals, policies and objectives, and implementation measures that will guide land use and development decisions around the station for 20 years. PBS&J previously developed and evaluated a series of concepts to develop an intermodal transit center linking the light rail service with bus service at the Swanston Station for the Sacramento Regional Transit District. The comprehensive EIR for the transit village will focus on land use and visual compatibility, local and regional access, air and noise impacts on future residents, and exposure to hazardous materials.

500 Capitol Mall EIR, Tsakopoulos Investments, Sacramento, California. Prepared the cultural resources section of the EIR for the 25-story high-rise building with office, retail, and restaurant uses in the Central Business District of Sacramento.
Mr. Henderson has eight years of professional experience in architecture, urban design, and planning initiatives for public and private sector clients in Mexico, Europe, and the U.S. His work includes specializations in commercial, mixed-use, and residential architecture; land use planning for General Plan Updates, Specific Plans, zoning overlay studies; adaptive reuse development; and public involvement. His graphic representation experience includes preparation of urban design sketches, master plans, site plans, architectural details, and 3D simulations using Auto CAD, Sketch Up, Form Z, Photoshop, and other design software. He has coordinated complicated projects with numerous stakeholders and facilitated several community workshops during public outreach process. He is proficient in English, Spanish, and Italian.

General Plans

Mr. Henderson has been involved in different General Plan Update projects from project initiation to completion. His most important contribution has been creating computer-generated mapping, 3D simulations, and other graphics that support our General Plan documents. He has also written historic resources and urban form/design sections for different technical background reports. Relevant General Plan Update projects he's participated in include:

- Simi Valley General Plan Update, City of Simi Valley, California
- Beverly Hills General Plan Update, City of Beverly Hills, California
- Newport Beach General Plan Update, City of Newport Beach, California
- Sacramento General Plan Update, City of Sacramento, California
- Inglewood General Plan Update, City of Inglewood, California

Specific Plans and Urban Design

Mr. Henderson has been involved in different Specific Plans, Master Plans, zoning overlay plans, transit-oriented development plans, and other urban design projects from project initiation to completion. His most important contribution has been creating land use concept plans, as well as computer-generated architectural details, 3D simulations, and other graphics that support these documents. He has written design guideline and development standard sections for most of our Specific Plan projects. Relevant Specific Plans and other urban design projects he's participated in include:

- Springville Promenade Specific Plan, City of Camarillo, California
- Al Miki Ranch Specific Plan, County of Madera, California
- Laguna Niguel Gateway Specific Plan, City of Laguna Niguel, California
- SCAG—La Cienega/Jefferson Transit Oriented Development Land Use Planning, SCAG and the City of Los Angeles, California
- Maravilla Station Transit-Oriented Development, Metropolitan Transportation Agency
- Wertheim Fashion Village Retail Center, Value Retail International
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- Maasmechelen Factory Mixed-Use Project, Value Retail International
- Fidenza Studios Retail Center Project, Value Retail International, Milan, Italy
- Punta Langosta Retail Center Project, Grupo GICSA, Cozumel, Mexico

Academic Projects and Internships

Additional projects Mr. Henderson has been involved in at an academic and/or internship level include:

- West Gateway Specific Plan Update, I Historic Ambassador Campus Rehabilitation Master Proposal, City of Pasadena, California
- Revitalization of Atlantic Corridor, High Density Mixed-Use Transit-Oriented Development Proposal, Gateway Cities Partnership, City of Cudahy, California
- Brockman Building Adaptive Reuse Design Proposal, Downtown Los Angeles, City of Los Angeles, California
- Citrus Packing House Adaptive Reuse, Financial Proforma Analysis and Design Proposal, City of Claremont, California
- Historic Tempelhof Airport, Adaptive Reuse Proposal, City of Berlin, Germany
- Maravilla Station Mixed-Use Proposal, MTA Gold Line Transit-Oriented Development, California and the Metropolitan Transportation Agency, City of Los Angeles, California
- Revitalization of Atlantic Corridor High-Density Mixed-Use Transit-Oriented Development Proposal, California and Gateway Cities Partnership, City of Cudahy, California

Professional Development

- History of Architecture Minor, Scuola Leonardo Da Vinci, Florence, Italy
Michael K. Hendrix

Climate Change

Education
B.S., Environmental Sciences, University of California, Riverside, 1998

Certifications
Land Use and Environmental Planning, University of California, Riverside
Air Quality Management, University of California, Riverside
Air Dispersion Modeling and Risk Assessment, Lakes Environmental

Professional Affiliations
Association of Environmental Professionals Board of Directors, Vice President of Programs (2003-2005); Director of Inland Empire Chapter (2006)
National Association of Environmental Professionals
Air & Waste Management Association

Mr. Hendrix has 11 years of experience involving environmental assessments, air quality, greenhouse gas (GHG) emissions, and noise analysis. He has supervised and authored multiple air quality, global climate change, and acoustical analysis reports, Environmental Assessments, Initial Studies, and Environmental Impact Reports. He has done extensive research analyzing specific technical issues of air quality, GHG emissions, global climate change, and acoustics as they relate to project compliance with NEPA and CEQA. His experience also includes public outreach efforts for both project specific meetings and for informing local and state officials on air quality, GHG emissions, and acoustical issues. His selected experience includes:

Interim GHG Emissions and Global Climate Change CEQA Thresholds, County of San Bernardino, Land Use Services Division, San Bernardino County, California. Currently, there are no published or approved CEQA Thresholds for GHG emissions. This void of guidance by the State has resulted in inconsistent ad hoc, project-by-project analysis of climate change and GHG emissions throughout the state. In order to implement a uniform analysis of projects, Mr. Hendrix prepared the interim CEQA thresholds and methodologies for CEQA analysis of GHG emissions and global climate change impacts for use in San Bernardino County. The interim thresholds included a set of screening tables used to screen out modest projects from more detailed analyses. The screening tables were tiered with the top tier showing different land uses and maximum size (in number of units or square feet of floor space), and the bottom tier showing a menu of mitigation options. If the project met the maximum size shown in the top tier of the table and was able to achieve at least 100 points in mitigation from the bottom tier of the table, then the project was “screened out” of more detailed analysis. This solution to the problem provided a consistent and expedited process of CEQA analysis. The technical appendices to the screening tables included tables showing exact emissions reduction amounts by land use type and size associated with each mitigation measure that could be used as substantial evidence in CEQA documents.

GHG Emissions Reduction Plan, City of Pasadena, California. Project manager oversaw data collection in the GHG emissions inventories for the City and the development of emission reduction measures in the GHG Reduction Plan. Once completed, the GHG Reduction Plan will provide a legally defensible document from which future projects can tier in the analysis of climate change during the CEQA process, which will streamline future project approval and implementation. Elements in the GHG Emissions Reduction Plan will also demonstrate compliance with recently enacted regulations regarding development including the Sustainable Communities Strategy and GHG Reduction targets of SB 375 and new building standards resulting from AB 32.

Climate Action Plan, City of Simi Valley, California. Project manager overseeing data collection in the GHG emissions inventories for the City and the development of emission reduction measures in the Climate Action Plan. Mr. Hendrix meets with the State Attorney General’s Office, the Ventura County Air Pollution District (VCAPCD), and the California Air Resources Board, to gain consensus and approval of these
state agencies in the development and implementation of the Climate Action Plan. He meets regularly with the City and VCAPCD in the development of the various GHG emissions inventories for years 1990, 2006, and 2020. Once completed, the Climate Action Plan will provide a legally defensible document from which future projects can tier in the analysis of climate change during the CEQA process, which will streamline future project approval and implementation. Elements in the GHG Emissions Reduction Plan will also demonstrate compliance with recently enacted regulations regarding development including the Sustainable Communities Strategy and GHG Reduction targets of SB 375 and new building standards resulting from AB 32.

**Climate Action Plan, City of Corona, California.** Project manager overseeing data collection in the GHG emissions inventories for the City and the development of emission reduction measures in the Climate Action Plan. Once completed, the Climate Action Plan will provide a legally defensible document from which future projects can tier in the analysis of climate change during the CEQA process, which will streamline future project approval and implementation. Elements in the GHG Emissions Reduction Plan will also demonstrate compliance with recently enacted regulations regarding development including the Sustainable Communities Strategy and GHG Reduction targets of SB 375 and new building standards resulting from AB 32.

**Climate Action Plan, County of Sutter, California.** Project manager overseeing data collection in the GHG emissions inventories for the County and the development of emission reduction measures in the Climate Action Plan. Once completed, the Climate Action Plan will provide a legally defensible document from which future projects can tier in the analysis of climate change during the CEQA process, which will streamline future project approval and implementation.

**Global Climate Change Analysis of the Panama Lane Wal-Mart Project, City of Bakersfield, California.** Developed the analysis strategy in coordination with the San Joaquin Valley Air Pollution Control District and supervised staff in the emissions quantification, mitigation strategies, and the analysis report. The proposed project was a shopping center that included a Wal-Mart Superstore totaling 246,000 square feet of floor space on Panama Lane near State Route 99 in the city of Bakersfield. The original EIR for this project was certified and subsequently challenged in 2003 by a citizen's action group, which was opposed to the approval of Wal-Mart stores in the Bakersfield area. This group commented extensively on the EIR. One of the criticisms by this group in their comment letters on the Draft EIR was that the EIR did not address climate change or the increase in GHG emissions that would result from a new Wal-Mart store. The court reviewed the citizens group complaints and vacated approval of the project in 2003. This analysis was done in support of the recirculated EIR in 2007 and resulted in both approval of the project and withstood additional legal challenge.

**Public Outreach, GHG Emissions Reduction Strategies in the Local Planning Process, AER, White Plains, New York.** Gave a series of presentations describing how cities and counties can prepare municipal inventories of GHG emissions and determine emission reduction strategies for their jurisdiction within the land use planning and project approval process. The presentation gave examples of how this process is working in California during General Plan Updates and how coordination between state and local agencies can enhance the process.
Mr. Geoff Hornek is an environmental scientist and engineer with 20 years of experience in environmental air quality and noise analysis. He has prepared technical reports for industrial, commercial, transportation, and urban development projects and is well-versed in the federal, state, and local regulatory framework that guides development. He has excellent working relationships with public agency contacts and environmental professionals in government and industry sectors, including urban and transportation planning, power generation, chemical manufacture, metal fabrication and coating, and printing. His technical capabilities include measuring ambient air pollutant and noise levels, performing computer-based air dispersion and noise attenuation modeling, conducting air toxic health risk assessments, and designing environmentally superior alternatives to mitigate air pollutant and noise problems and their related health impacts.

Mr. Hornek is completing study and research towards a master of public health degree in environmental health from the University of Minnesota School of Public Health with thesis research in methods for reconstructing occupational air pollutant exposure histories from limited measurement data using computer models and statistical techniques. His selected project experience includes:

San Francisco Giants Ballpark, San Francisco, California. Assessed the environmental impacts of the new ballpark. Developed an air pollutant estimating methodology that was sensitive to the anticipated shift in fan travel modes to the proposed ballpark site in downtown San Francisco from the old Candlestick Point site.

Les Masson Provencial Senior Center Carbon Monoxide Modeling, Saratoga, California. Performed CO dispersion modeling for a senior residential and nursing facility on a site adjacent to a major freeway. Conducted a workshop on the carbon monoxide health impacts for the Saratoga Planning Commission during the approval process.

SLAB Heavy Toxic Gas Dispersion Model Development, Bay Area Air Quality Management District, Newark, California. As a consultant to the BAAQMD, adapted a mainframe version of the SLAB dispersion model for use on a personal computer at a disaster response center.

Russell Ranch Sound Wall Specifications, Folsom, California. Evaluated the adequacy of roadside soundwalls proposed for a large residential development adjacent to Interstate 80. The modeling was sensitive to the topographical features of the Sierra foothills site and to the traffic circulation on internal roadways.

City of Newport Beach General Plan Update and Environmental Impact Report, Newport Beach, California. Prepared the air quality and noise studies associated with the General Plan Update EIR, which was a highly controversial and very involved project. Recalculated the noise contour map based on updated traffic information. The contour map encompassed the city arterials including Pacific Coast Highway, MacArthur Boulevard, Jamboree Road, and Newport Boulevard. The Noise Element specifically
addresses impacts from and compatibility of the community with John Wayne Airport. The project received numerous awards including the California American Planning Association Project Award Winner in 2007 and Orange County APA Section Award Winner 2007.

eBART Environmental Impact Statement and Environmental Impact Report, Bay Area Rapid Transit (BART) and Federal Transit Administration (2006-2009), San Francisco, California. Air quality and noise scientist for review of the air quality technical study for the extension of BART rail transit service to the communities of Pittsburg, Antioch, Brentwood, and Oakley. The environmental document is considering bus rapid transit, conventional BART service, and diesel multiple-unit technology. eBART will be the first BART extension requiring a commitment by local jurisdictions to promote ridership through specific land use and access changes around the proposed station areas.

Railyards Specific Plan EIR, Sacramento, California. Managed the air quality work for the construction phase and greenhouse gas pollutant emissions. This project involves the preparation of an EIR for a plan that will redevelop the railyards and assist in the continued revitalization of Sacramento’s downtown. The railyards will become home to more than 11,000 residential units, 2.5 million square feet of office space, 1.2 million square feet of lifestyle retail space, extensive new cultural uses housed in the adaptively reused historic locomotive shops buildings, and a state-of-the-art intermodal transportation facility. The Plan includes shops, a museum, an open-air market, a theatre, a hotel, a transit center, and retail space. The activity centerpiece of the site will be a state-of-the-art intermodal transportation facility that will bring together heavy rail, light rail, local and intercity bus transit, and, potentially, high-speed rail. The EIR was completed in December 2007.

MacArthur Boulevard Widening EIR, City of Irvine, California. Responsible for the studies of the air quality and noise consequences for the roadway improvements associated with the Environmental Impact Report.

Katella Avenue Widening, City of Anaheim, California. Responsible for all studies of air quality and noise consequences for the associated improvements to urban roadways near Disneyland in the City of Anaheim.

B Street Realignment, Port of Los Angeles, California. Responsible for all studies of air quality and noise consequences for roadway and rail line improvements of B Street at the Port of Los Angeles.

Sand Hill Road Extension, Cities of Palo Alto and Menlo Park, California. Prepared air quality and noise sections for the Master EIR that analyzed the environmental consequences of a series of projects on Sand Hill Road near Stanford University. The Master EIR addressed technical environmental issues, the most controversial of which included traffic circulation along Sand Hill Road and its air quality and noise consequences.

Additional Residential, Commercial, and Retail Development Experience

- Sand Hill Road Hotel/Spa, City of Menlo Park, California
- Home Depot, City of Santa Rosa, California
- Vineyards at Glen Loma Ranch, City of Gilroy, California
- Oaks Factory Outlet, City of Buellton, California
- Woodland Plaza Shopping Center, City of Paso Robles, California
- Russell Ranch Specific Plan, City of Folsom, California
- Hamilton Field Master Plan, City of Novato, California
Denise Jurich, RPA
Cultural Resources (Archaeological & Paleontological Resources)

Education
M.A., Anthropology, California State University, 2005
B.A., Anthropology, California State University, 1997

Registrations
Registered Professional Archaeologist, CA 16069, 2007

Certifications
Qualified as a principal investigator and is listed on BLM Cultural Use Permits for California (CA-08-18); Nevada (N-85647); Montana, South Dakota, and North Dakota (M-99337); a Nevada State Antiquities Permit (563); and an Arizona Antiquities Act Blanket Permit (2009-079)

Professional Affiliations
Society for American Archaeology
Society for California Archaeology
World Archaeological Congress

Ms. Jurich has 14 years of experience as an archaeologist in California and the Great Basin. Her experience includes all aspects of Section 106 and NEPA compliance including archaeological survey, National Register site evaluation, site mitigation, laboratory management, artifact analysis, and agency coordination. She has participated in more than 100 federal environmental compliance projects in California and the Great Basin for state and federal agencies, including the U.S. Army Corp of Engineers (USACE), the California Department of Transportation (Caltrans), and the Bureau of Land Management (BLM). As a project archaeologist, she manages budgets for projects, develops and prepares technical proposals, supervises and directs cultural resources personnel in the execution of field work, and prepares reports. She is a proficient writer, having written and co-authored numerous resource management reports. She is qualified as a principal investigator and is listed on BLM Cultural Use Permits for California (CA-08-18); Nevada (N-85647); Montana, South Dakota, and North Dakota (M-99337); a Nevada State Antiquities Permit (563); and an Arizona Antiquities Act Blanket Permit (2009-079). Ms. Jurich's project experience includes:

Glen Park Community Development Plan Environmental Impact Report, City of San Francisco, California. Prepared the historic context and archaeological survey report and the archaeological survey plan, and was lead author of the cultural resources section of the environmental document.

Malibu Middle and High School Survey, Santa Monica-Malibu Unified School District, Santa Monica, California. Principal investigator for a Phase I archaeological survey for a California Coastal Development Permit. The survey did not identify any archaeological resources.

Bear River Bank Protection Project, Reclamation District 2103, Placer and Sutter Counties, California. Principal investigator for the cultural resources survey for this project. Co-authored the Section 106 compliance report.

Blossom Hill Pedestrian Overcrossing Survey, Valley Transit Authority, San Jose, California. Principal investigator for a cultural resources inventory in Santa Clara County. As part of the Section 106 compliance, she prepared the historic properties survey report and the archaeological survey report.

Bear Creek North Survey and Extended Phase 1 Excavation, City of Stockton, San Joaquin County, California. Principal investigator for the cultural resources inventory of 500 acres and wrote the historic properties survey report. The survey identified numerous isolated prehistoric artifacts and a multi-component archaeological site. The archaeological site was subjected to an extended Phase 1 excavation.

Bear River North Levee-Grasshopper Slough Surveys, Reclamation District 2103, Yuba County, California. Principal investigator for the cultural resources inventory of two levee systems and author of the historic properties survey report.
Appendix B. Resumes

Baltimore Ravine Survey, City of Auburn, California. Principal investigator for a cultural resources inventory of 283 acres and co-author of the historic properties survey report.

Railyards Specific Plan EIR, Sacramento, California. Co-authored the cultural resources section of EIR. This project for the City of Sacramento involves the preparation of an EIR for a plan that will redevelop the railyards and assist in the continued revitalization of Sacramento's downtown. This was one of the largest infill projects occurring in the United States.

Palm Avenue Distribution Center Survey, San Bernardino, California. Principal investigator for the cultural resource survey and author of the archaeological survey report for the City of San Bernardino.

Bryant Field Survey, Mono County Public Works and Federal Aviation Administration, Bridgeport, California. Principal investigator for a cultural resource inventory and co-author of the archaeological survey report.

Publications

- Jurich, Denise and J. Martinez, Cultural Resources Investigation in Support of the Stock Drive Realignment, Bryant Field Airport, Bridgeport, California. Report submitted to the Federal Aviation Administration, August 2009.
- Jurich, Denise, Archaeological Reconnaissance Survey Report, Glen Park Community Plan, San Francisco County, California, San Francisco Planning Department, August 2009.
- Jurich, Denise, Archaeological Survey Report for the Blossom Hill Road Pedestrian Overcrossing, 4-SCL-82, P.M. 0.35-0.65/K.P. 0.56-1.04. Report submitted to Valley Transit Authority, October 2008.
- Jurich, Denise, Historical Properties Survey Report for the Blossom Hill Road Pedestrian Overcrossing, 4-SCL-82, P.M. 0.35-0.65/K.P. 0.56-1.04. Report submitted to Valley Transit Authority, October 2008.
Karl L. Osmundson

Biological Resources

Education
B.S., Wildlife Science, University of California at Davis, 2001

Certifications
Federal 10(a)(1)(A) Permit #TE161620-0
County of San Diego CEQA-Approved Biologist
Scientific Collecting Permit #801063-04
Certified Wetland Delineator
Certified USACE Arid Southwest
AIA/CES Trained Project Manager
County of San Bernardino Qualified Biologist

Professional Affiliations
The Wildlife Society - Western Section
UCD Student Chapter Member-at-Large (2000–2001)
Association of Environmental Professionals - Orange County Chapter
California Native Plant Society - San Diego Chapter
U.S. Green Building Council - San Diego Chapter
American Fisheries Society - Sacramento-Davis Chapter

Mr. Osmundson serves as project manager/biologist in PBS&J's environmental division. He has nine years of experience in research and working as a biologist in the environmental field. As a consulting biologist for projects requiring CEQA and NEPA compliance, he has conducted a variety of biological surveys and has prepared a wide range of biological resources analyses and reporting, including opportunity and constraints analyses, vegetation and GIS mapping, biological technical reports, Caltrans Natural Environmental Study (NES) reports, Natural Community Conservation Planning/Habitat Conservation Plan (NCCP/HCP) consistency analyses, Initial Study/Mitigated Negative Declarations, Environmental Impact Reports, Environmental Assessments, Environmental Impact Statements, equivalency analyses, determination of biologically equivalent or superior preservation analyses, jurisdictional wetland delineations, Clean Water Act 404/401 and California Fish & Game Code 1602 wetland permitting species protocol survey reports, Endangered Species Act Section 7 biological assessments, resource management plans, habitat mitigation and monitoring plans, and restoration plans.

He has been responsible for permitting and consultations with the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers (USACE), California Department of Fish and Game (CDFG), and Regional Water Quality Control Boards (RWQCB), among other agencies. He has provided support in the implementation of project mitigation and permit conditions, including pre-construction surveys and reporting, construction monitoring, mitigation banking coordination, and habitat creation/restoration monitoring. He also has directed and coordinated teams during survey efforts and has provided technical review and oversight in the preparation of environmental documentation.

Prior to working in the environmental consulting field, Mr. Osmundson conducted terrestrial and aquatic ecology research as a biologist and ichthyologist for the Department of Wildlife, Fish and Conservation Biology at the University of California, Davis, the John Muir Institute for the Environment, the California Waterfowl Association, the Hubbs-Sea World Research Institute, and other University affiliates and non-profit organizations.

Mr. Osmundson's relevant project experience includes:

Rio Santiago Specific Plan Senior Living Community EIR, City of Orange, Orange County, California. As project biologist, conducted a variety of technical studies in support of the project's EIR, including preparation of CEQA-level biological resources technical report, South-Central Subregion NCCP/HCP consistency analyses, wetland delineations, and protocol surveys for special-status plant and wildlife species, including arroyo toad, coastal California gnatcatcher, and least Bell's vireo. Prepared constraints analyses to adjust project design to include avoidance and preservation of sensitive biological resources. Assisted with preparation for permitting with the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of
Appendix B. Resumes

Fish and Game and developing a mitigation strategy to align with sensitive species impacts. Project included subdivision of approximately 110 acres for a senior living community, active recreation, and open space within the City of Orange in Orange County, California.

Borrego Springs Senior Housing IS/MND, Tract Map 5512 Borrego Springs Area, Unincorporated San Diego County, California. As project manager and biologist, led teams in conducting habitat assessment survey, jurisdictional assessment, wetland delineation, and special status species surveys within two adjacent properties totaling approximately 10 acres. Primary author of biological resources report, burrowing owl protocol-level survey report, and rare plant survey report prepared for the County of San Diego Department of Planning and Land Use (DPLU) as part of the project’s initial studies submitted. Mr. Osmundson assisted the Project Applicant and Project Engineering Team in reaching consistency in the project design with a proposed County Trail system that intersected the northern boundary of the property. He also worked with the Project Applicant in determining a feasible off-site option to mitigate sensitive habitat. He represented the Project Applicant in meetings with the County DPLU and provided coordination of initial studies for Tract Map approval and preparation of project IS/MND. The project is a Tentative Subdivision Map and Major Use Permit to establish a 9.72-acre senior housing and condominium development complex within Borrego Springs, California.

San Marcos Campus Facilities Master Plan EIR, Palomar Community College District, San Marcos, California. As project biologist, assisted with the preparation and review of biological resources technical studies for the project’s EIR. Led endangered species and wetlands permitting and consultation with the USFWS, USACE, RWQCB, and CDFG. Delineated unnamed tributary to San Marcos Creek and associated wetland and riparian habitat. Prepared Jurisdictional Delineation Report and Conceptual Wetlands Mitigation Plan, and served as applicant’s agent during permitting with the USACE, RWQCB, and CDFG. Provided assistance in planning, design, and preservation of a 0.30-acre campus Wetlands Mitigation Site, and a 40-acre Campus Open Space Preserve to serve as Sensitive Uplands Mitigation Site. Prepared Resource Management Plan to address long-term management of Campus Open Space Preserve, including sensitive Diegan coastal sage scrub and suitable habitat for the federally threatened coastal California gnatcatcher. Worked with CDFG and USFWS during review and approval of Resource Management Plan. The Palomar College San Marcos Campus Facilities Master Plan proposes planning and development of 23 projects to encompass growth of the existing San Marcos campus from the present through 2022.
Allison W. Studin
Agricultural Resources; Public Services; Recreation

**Education**
B.A., Management, Indiana University, 2007

**Professional Affiliations**
Association of Environmental Professionals
Women Inspiring Leadership

Ms. Studin is an environmental planner with three years experience. She has prepared a variety of environmental analyses for both program-level and project-level Environmental Impact Reports and other types of environmental documents required for development, transportation, and planning projects. She has experience preparing analyses for a range of issue areas, and she is especially proficient in analyses relating to policy driven issue areas such as aesthetics, population and housing, and community impacts. Her experience includes the Exposition Corridor Transit Project Phase 2 EIR, which required her to work closely with the Exposition Metro Line Construction Authority, and her ongoing involvement in the California High Speed Rail San Francisco to San Jose Segment Project. Her role on these transportation projects involved a considerable amount of research into applicable planning policies, especially in relationship to visual quality and socioeconomic, and a substantial amount of time in the field, in both Los Angeles and the San Francisco Bay Area. As deputy project manager for the Santa Monica-Malibu Unified School District (SMMUSD), Malibu High and Middle School Redevelopment Project, and a number of other SMMUSD projects, she was heavily involved in the community outreach aspects of the environmental process. Ms. Studin graduated from Indiana University with a B.S. in management through the School of Public and Environmental Affairs. Her relevant project experience includes:

**California High Speed Rail, San Francisco to San Jose Segment Project EIR, San Francisco, San Mateo, and Santa Clara Counties, California.** Performed field visits throughout the study area, identifying scenic resources and evaluating the visual quality of the San Francisco Peninsula. Prepared the Visual Quality Technical Background Report, which required extensive research and data collection. Collected property data for potential acquisitions and identified environmental justice communities.

**Malibu Middle and High School Improvement Project EIR, Malibu, California.** Deputy project manager and technical writer/analyst attended and participated in numerous community outreach meetings and scope meetings, providing support to the SMMUSD project team. Prepared several EIR sections including aesthetics, geology and soils, and recreation, which involved unique issues specific to the City of Malibu and the City’s Local Coastal Program. She also worked with SMMUSD in the preparation of the Mitigated Negative Declarations for the Lincoln Middle School and John Adams Middle School Improvement Projects.

**City of Santa Monica General Plan Land Use and Circulation Element Update Program EIR, Santa Monica, California.** Prepared the population and housing section of the EIR and provided technical support to the project manager. Analyzed the proposed project contribution to population growth in the region. Utilized Southern California Association of Governments (SCAG) population projection and California Department of Finance housing and population estimates. Assisted in production of the draft EIR.

**Los Angeles Metropolitan Transportation Authority Exposition Corridor Phase 2 EIR/EIS, Los Angeles, California.** Worked closely with the Exposition Metro Line...
Construction Authority assisting in preparing the Environmental Impact Statement for bringing light rail transit to the west side of Los Angeles County. This project required extensive research into light rail transit, especially with relation to the aesthetic, economic, and fiscal impacts.

**Beach and Edinger Corridors Specific Plan EIR, Huntington Beach, California.** Prepared the Initial Study and several sections of the EIR including population and housing, public services and recreation. Corresponded with the City, agencies, and the developer in gathering relevant project and city data. Involved in completing the draft EIR. Currently working on three individual project EIRs within the Specific Plan area. These projects include Murdy Commons, Beach and Warner Mixed Use, and Beach and Ellis Mixed Use. Other EIRs completed for the City include the Ripcurl Mixed-Use Development Project and the Village at Bella Terra Project.

**Tesoro Viejo EIR, Alameda County, California.** Provided technical assistance, collected relevant regulations and policies from the federal, state, regional, and local levels, and confirmed that all documents were consistent with regulations. Worked closely with the ecological consultant and helped produce and finalize the biological technical report. The EIR was of major regional significance. The planned “new urbanist” development will provide close to 14,000 people with homes and a comparable level of employment.

**Downtown Santa Ana Renaissance Specific Plan EIR, Santa Ana, California.** Identified key factors, including historical buildings, and collected data. The 440-acre Specific Plan in the heart of the city is intended to create a pedestrian-friendly downtown area. The Plan involves converting uses from surface parking lots and industrial uses to more multifamily residential units and open space areas.

**South Los Angeles High School #3 SEIR, Los Angeles, California.** Technical writer and analyst assisted in the preparation and production of the subsequent EIR. As part of the New School Construction Program, the Los Angeles Unified School District (LAUSD) is working to accommodate the need for more school campuses.

**Blythe Elementary School Addition Environmental Documentation, Los Angeles, California.** Key technical writer for the Initial Study necessary to get this project underway. Conducted extensive research and has become familiar with the Valley Region LAUSD Elementary School. Ms. Studin works as a technical writer and a team member in client meetings.

**Palm Avenue Distribution Center EIR, San Bernardino, California.** Specialist in geology reporting extremely familiar with the uniform building code and best management practices. Determined the type of construction design to be implemented.

**Professional Development**

- Geesis Los Angeles – Intern compiled map of redevelopment boundaries in the County of Los Angeles, December 2005-February 2006
Serine A. Ciandella, AICP
Traffic and Circulation

Ms. Ciandella is a project manager at Kimley-Horn and Associates (KHA) with 24 years of experience in traffic modeling, transportation demand management, traffic impact analysis, and transit studies. She is an experienced manager of demand modeling and forecasting for numerous transportation planning and parking projects. She has extensive organizational and supervisory experience in complex data collection and analysis for transportation and parking studies. Her relevant project experience includes:

Circulation Element, General Plan Update and EIR, Cypress, California. Project manager responsible for preparing the technical analyses to update the Circulation Element of the City’s General Plan. KHA developed a traffic analysis model to incorporate the impacts of land use changes associated with several alternatives, including analysis required for incorporation into the circulation section of the EIR for the General Plan Update. Analysis and recommendations were developed to be consistent with policies of all appropriate regional agencies and programs, including Orange County Transportation Authority (OCTA), South Coast Air Quality Management District (SCAQMD), OCEMA, and the Orange County Congestion Management Program (CMP). The project also involved extensive interaction with the City’s Planning Department and the Public Works Department.

City of El Segundo Circulation Element/General Plan Update, El Segundo, California. KHA provided transportation planning services for the update of the City’s Circulation Element. The primary focus of the effort was to update the future traffic projections using a sub-area model based on the Southern California Association of Governments regional modal. KHA refined the regional model to reflect the current local street system and land uses, and also to reflect revised land use plans for ultimate build-out of the city as well as surrounding cities. The analysis evaluated varying densities of development in the downtown area, and provided technical analysis of a number of network alternatives, including converting Douglas and Nash Streets from a one-way couplet back to conventional two-way streets. All analyses and recommendations associated with the Circulation Element were developed consistent with the policies of all appropriate regional agencies and programs, including the Los Angeles County Metropolitan Transportation Authority (LACMTA), the SCAQMD, and Caltrans.

Costco Development, City of La Habra, California. Project Manager. KHA prepared the EIR traffic impact study for the Costco store located at the intersection of La Habra Boulevard and Beach Boulevard in the City of La Habra. The study involved analysis of multiple intersections for several scenarios, and required in-depth coordination with Caltrans. The final traffic study included a separate HCM analysis of the Caltrans intersections, and a queuing analysis of the left-turn pockets on Beach Boulevard at the La Habra Boulevard intersection to address Caltrans’ operational concerns. The project was strongly opposed by some area residents, specifically over concerns of neighborhood traffic intrusion. Kimley-Horn conducted a comprehensive evaluation of the existing level of cut-through traffic through two separate neighborhoods adjacent to the project site, and prepared a series of options for the residents to consider to prevent additional traffic cut-through as a result of the Costco project.
Appendix B. Resumes

Irvine Business Complex (IBC) Shuttle, Irvine, California. Project Manager. KHA conducted a survey of potential shuttle users to determine the viability of establishing a shuttle service for the Irvine Business Complex (IBC) in the city of Irvine. The survey measured the level of interest for shuttle service amongst employees and residents of the IBC, MetroLink riders, and employers in the IBC. KHA also designed two shuttle routes which serviced the primary employment centers in the IBC, John Wayne Airport, the Jamboree MetroLink station, and retail and restaurant centers in and near the IBC. The shuttle route design included a commute period routing and timing, and a separate route and timing for the lunchtime period. KHA also performed research into the operational characteristics of various shuttle vehicles that could be deployed as part of the shuttle network, and identified potential funding that may be available from federal, state, and local sources for the capital and operating costs of the shuttle system. The IBC shuttle service was initiated in 2008.

Lakeshore Towers Parking Demand and Site Circulation Study, Irvine, California. Project Manager. KHA conducted a complex, data-intensive parking demand study for a 600,000-square-foot mixed-use development (office, health club, restaurant, and retail). The development is served by an 1,800-space, 7-level parking structure, with card access for office employees, keypad access for valet, and ticket/pay access for visitors and customers. KHA developed a data collection program that identified the purpose, duration, and parking accumulation total for every vehicle parked in the structure, for every hour that the structure was in operation. Person-to-person surveys were conducted, with a delay of no greater than five seconds to the incoming driver, to determine purpose; and a numbered card system was used to determine parking duration. A spreadsheet was then developed to automate the data compilation process. As result of the analysis, a parking variance was obtained, and on-site circulation improvements were identified and are currently being implemented.

University Village/Orchard Park Specific Plan, Loma Linda, California. Project Manager. KHA prepared the Traffic Impact Study for the joint University Village/Orchard Park mixed-use project in the city of Loma Linda. The traffic study was prepared in accordance with San Bernardino CMP requirements, and evaluated and identified project-related traffic impacts at 28 intersections, including several intersections in adjacent cities. The project actually consisted of two Specific Plans, owned and planned by two separate owners, but located side-by-side in the eastern portion of the city of Loma Linda. The University Village Specific Plan consisted of a mixed-use development of 1,700 dwelling units and 172,000 square feet of commercial use on 170 acres. The Orchard Park Specific Plan consisted of over 960,000 square feet of neighborhood and regional commercial, and 1,260 dwelling units on 138 acres. On-site roadways were designed to be continuous across and through the two project sites, including a traffic circle located on the boundary between the two projects, so that half the circle was in University Village and the other half was in Orchard Park. The two Specific Plan areas were studied and cleared environmentally in one document. The Traffic Study evaluated the traffic-related impacts of each of the Specific Plans individually, and then cumulatively. Mitigation responsibility was also quantified individually for each project.

Christ College (Concordia University) General Plan Amendment and Campus Master Plan, Irvine, California. Project Manager. KHA has provided transportation planning and traffic engineering services for the Christ College Irvine Master Plan Update campus (now known as Concordia University) since 1987. Along with evaluating the impact of building out the Campus Master Plan on internal campus property and converting outer parcels to residential tracts, KHA efforts included a detailed campus-wide parking study, presentation of a parking management plan, preparation of an application for administrative relief for the Campus Master Plan parking element, and adaptation of the Urban Land Institute (ULI) Shared Parking methodology to campus uses. Throughout the project, KHA participated in an extensive community outreach program to address the concerns of the adjacent residents who were vigorously opposed to the project. KHA attended numerous meetings and made presentations to a variety of community groups and Homeowners Associations, as well as public hearings of the Traffic Commission, Planning Commission, and City Council.

Traffic and Parking Study for South County Courthouse and Civic Center/Library Complex, Laguna Niguel, California. KHA prepared the traffic impact and parking analysis for the Environmental Impact Report for the South County Courthouse Expansion project in the city of Laguna Niguel. The project was located on the site of the existing
South County Courthouse, at the intersection of Alicia Parkway and Crown Valley Parkway in the City of Laguna Niguel. The project site contained the existing courthouse, which had four courtrooms, and the Laguna Niguel branch library. The proposed project had four components:

1. Courthouse: Expansion of the existing courthouse to provide 14 new courtrooms and re-use of the existing four courtrooms, for a total of 18 courtrooms when the project is complete.
2. City Hall: Relocation of the City of Laguna Niguel City Hall facilities from its current location in an industrial office park at La Paz Road and Shelley Road to a new 40,000-square-foot building on the project site.
3. Library: Expansion of the existing Laguna Niguel Library to provide an additional 3,050 square feet.
4. Office: Construction of a new 61,000-square-foot office building on the project site.

The Traffic Study provided analysis of 28 intersections, and included a lunchtime analysis and a detailed analysis of pedestrian traffic at selected intersections, to address the impact of juror activity for the expanded courthouse. The study also included a parking analysis to evaluate the adequacy of the proposed parking supply for the site.

**Metro Red Line Extension, Mid-City Segment, Los Angeles, California.** KHA prepared the traffic impact and parking analysis for the Environmental Impact Statement and Environmental Impact Report for the Mid-City Segment of the Metro Red Line Extension in the City of Los Angeles. The project involved preparing a detailed analysis of the traffic impacts of a number of rail alignments and station locations and configurations for the 3.5-mile extension. The report included analysis of 27 intersections and 120 street segments, and a detailed evaluation of station-area parking, circulation, and drop-off areas.
Stephen S. Chang, AICP  
Traffic and Circulation

Education  
B.S., Urban and Regional Planning, Cal Poly Pomona, 2000

Certifications  
American Institute of Certified Planners (AICP)

Professional Affiliations  
American Planning Association

Mr. Chang is a traffic engineer at Kimley-Horn and Associates with ten years of experience in traffic impact analysis, parking analysis, transportation demand management, and special studies. He has extensive organizational and supervisory experience in complex traffic and parking data collection and analysis for transportation studies; and he is experienced in the use of traffic analysis software, including Synchro, HCS, Traffix, ULI Shared Parking, and Excel. His relevant project experience includes:

Barstow Industrial Park, Barstow, California. As part of the environmental team, KHA prepared the Traffic Impact Study for the 15-million-square-foot Barstow Industrial Park in the City of Barstow. The Traffic Study was prepared in accordance with the San Bernardino Congestion Management Program (CMP) requirements, and evaluated project-related traffic impacts at all qualified study intersections.

The project consists of 15 million square feet of hi-cube warehouse, distribution, and manufacturing buildings in the far western portion of the City of Barstow. The site is largely vacant and is located adjacent to the BNSF railroad line that connects the Southern California ports with destinations to the east. The project proposes a 75-acre trans-load facility adjacent to the rail line, and will also extend two rail spurs into the site to provide direct rail-to-warehouse service to several on-site buildings.

The trip generation estimates for the project take into account the reduction in trips that this movement of goods by rail, in lieu of movement by trucks, will offer. The study identifies the total number of project trips, as well as the passenger car equivalents (PCE) to account for the effects of truck traffic. The study includes the planned grade separation project over the BNSF rail line immediately south of the project, and identifies the timing for off-site road improvements, based on proposed project phasing.

Ridgeline Equestrian Estates, Orange, California. As part of the environmental team, KHA prepared the Traffic Impact Study for the Ridgeline Equestrian Estates development in the Orange Park Acres area of the City of Orange. The project proposes to replace the now-closed Ridgeline Country Club use with a 39-unit equestrian estate residential development. The Ridgeline Country Club use included a number of active community-oriented recreational facilities, including a golf course, several tennis courts, a swimming pool used by swim teams for practice and meets, and a banquet facility used for weddings and other party and meeting functions.

The Traffic Study addressed the impact of the residential project, compared to the traffic generated by the existing country club uses, and also addressed the impact of the proposed project on the movement of bicyclists, pedestrians, and equestrians throughout the project area.

Numerous Traffic and Parking Studies in the City of El Segundo

Mr. Chang managed numerous traffic and parking studies in the City of El Segundo, including the Aloft Hotel, Equinix Data Center, Nash Data Center, and the Boeing Selby

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Block expansion project. In each case, the traffic studies addressed the project impacts on the surrounding street system, and incorporated traffic impacts of Cumulative Projects in both the Cities of El Segundo and Manhattan Beach.

Individual Peer Review

KHA has provided peer review services for a number of individual traffic and parking studies, either in support of the environmental team preparing the environmental document for the project, or at the request of a particular jurisdiction. Our review practice consists of making a visit to the project site; understanding the site issues, as well as the concerns of the City; and evaluating the study for both accuracy and completeness. Comments are either provided in a typed memo, or as hand-written mark-ups on the report itself, depending on which is the most effective means to relay the information. Examples of individual peer reviews conducted by KHA include:

- City of Walnut Stadium TIA
- El Segundo Plaza Phase 1B Traffic Evaluation
- Jurupa Business Park
- Citrus Ranch
- Pacific City Traffic and Parking Study

On-Call Traffic Review Services

KHA has provided on-call traffic review services for a number of jurisdictions, including the Cities of Huntington Beach, Oceanside, Irvine, Westminster, Corona, and Moreno Valley, and the County of Riverside. As part of these assignments, KHA has reviewed and commented on hundreds of traffic studies, parking studies, traffic design plans, and traffic management programs.

In addition to this prior and ongoing experience, KHA has also recently been selected to provide on-call transportation planning services to the Cities of Anaheim and Santa Ana. Each of these contracts will be renewable annually for up to three years.
AGENDA DESCRIPTION:
Consideration and possible action regarding the approval of an amendment to an existing Professional Services Agreement with Willdan to increase the amount of the agreement by $50,000 for developer reimbursed planning services for the 540 East Imperial Avenue School Site Project for the El Segundo Unified School District. (Fiscal Impact: $50,000)

RECOMMENDED COUNCIL ACTION:
1. Authorize the City Manager to execute an amendment to an existing Professional Services Agreement to increase the funding by $50,000 approved as to form by the City Attorney; and/or,
2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
None.

FISCAL IMPACT: N/A
Amount Budgeted: N/A
Additional Appropriation: N/A
Account Number(s): Developer Funded Trust Fund To Be Established (703 Account)

ORIGINATED BY: Kimberly Christensen, AICP, Planning Manager
REVIEWED BY: Greg Carpenter, Director of Planning and Building Safety
APPROVED BY: Jack Wayt, City Manager

BACKGROUND AND DISCUSSION:
The El Segundo Unified School District submitted several planning applications for environmental review, a General Plan Amendment, a Zone Change, a Zone Text Amendment, a Specific Plan, and a subdivision application for the development of the El Segundo Unified School District (ESUSD) property at 540 E. Imperial Avenue. The proposed project includes two conceptual development options for the 5.65 acre ESUSD site. The proposed conceptual development options include: 1) a senior living complex with a mix of Assisted/Independent Living (150 beds) and Senior Housing Apartments up to 150 units or; 2) a residential development consisting of a mix of 24 single-family dwelling units and 45 multi-family units with private streets.
The City will retain planning consulting services for the preparation of the necessary environmental review pursuant to the California Environmental Quality Act (CEQA) paid for by the ESUSD. Additionally, the fees for the planning applications needed for the project are based upon full cost recovery. ESUSD will enter into a reimbursement agreement with the City to pay for City staff time through a developer funded trust account. In addition to using planning consultants for the preparation of the necessary environmental review documents, the Planning Division is requesting to use planning consultant services to manage the Imperial School site project because of Planning Division workload demands. The cost of the consultant services would be reimbursed to the City by the ESUSD. Specifically, additional funding in the amount of $50,000 is requested to be added to the City’s existing contract of $30,000 with Willdan Engineering, for a new total of $80,000.

Recently, the workload of the Planning Division has increased significantly with several development projects received within a short span of time. These projects will be processed concurrently with City projects that are in progress. These projects require extensive environmental review and the expertise of Principal Planner or Senior Planner level staff. These complex projects include: the Smoky Hollow Zone Text Amendment, the Aquatics Facility Site Feasibility project, the Hyatt Place Hotel at Corporate Campus, the Toyota Sports Facility expansion project, and the new Chevron Regional Operations Center project. Other projects that are expected to be submitted either this week or within the next month or so include the Raytheon Campus Master Plan, the In and Out restaurant project at 600-630 North Sepulveda Boulevard, and the 898 Sepulveda Boulevard hotel project, to name a few. The Planning Division believes that the use of consultant services will ensure the efficient and timely processing of the Imperial School site project.

Recommendation

The Planning and Building Safety Department requests that the Council authorize the City Manager to execute a Professional Services Agreement amendment with Willdan, in a form approved by the City Attorney, for an additional sum of $50,000, for a total not to exceed $80,000, for developer reimbursed planning consulting services for the 540 East Imperial Avenue School Site project.
AGENDA DESCRIPTION:

Consideration and possible action to adopt Ordinance No. 1457 amending Title 6 of the El Segundo Municipal Code in its entirety regarding Animal Control. (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:

1. Waive second reading and adopt Ordinance No. 1457 for Animal Control; and/or
2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

Ordinance No. 1457

FISCAL IMPACT: None

Amount Budgeted: $N/A
Additional Appropriation: N/A
Account Number(s): N/A

ORIGINATED BY: Bob Turnbull, Captain
REVIEWED BY: Mitch Tavera, Chief of Police
APPROVED BY: Jack Wayt, City Manager

BACKGROUND AND DISCUSSION:

On December 7, 2010, City Council introduced the attached ordinance that revises Title 6 of the El Segundo Municipal Code ("ESMC") in a number of ways. In addition to reformatting the chapters, proposed changes provide animal control personnel greater flexibility in handling licensing/impounding animals, and modify current procedures regarding the hearing process for potentially dangerous or vicious dogs.

Currently, the Title states, Animal Control Officers "will," capture and impound dogs located within the city that do not display a valid license tag. This greatly limits the flexibility and discretion Animal Control Officers (ACO's) have when attempting to mitigate licensing issues with pet owners. Seizing pets from some owners can cause stress out of proportion to the violation. It is proposed "may" be substituted where appropriate within Title 6 of the code.

It is also proposed the hearing process for potentially dangerous or vicious dogs be modified to more clearly describe procedures for the director (Chief of Police). These modifications safeguard the procedural rights of pet owners and align this code with state law.
ORDINANCE NO. 1457

AN ORDINANCE AMENDING EL SEGUNDO MUNICIPAL CODE §§ 6-2-13, 6-3-2, 6-3-3, 6-3-6, 6-5-5 AND 6-5-6 REGARDING THE REGULATION OF ANIMALS WITHIN THE CITY’S JURISDICTION.

The Council of the City of El Segundo does ordain as follows:

SECTION 1: El Segundo Municipal Code ("ESMC") § 6-2-13 is amended to read as follows:

“6-2-13: CRITERIA FOR APPROVAL: The director may issue or renew the permit if:

A. Issuing a permit will not adversely affect the public peace, health or safety;

B. Keeping of the animal will not violate any applicable laws; and

C. That the facilities for keeping such animals are humane and adequate under the circumstances as to noise, security and sanitation.”

SECTION 2: ESMC § 6-3-2 is amended to read as follows:

“6-3-2: LICENSE TAGS:

A. Contents: Each year the city will procure a sufficient number of suitable metallic license tags to meet the requirements of this chapter.

B. Duplicate: The city council will by resolution establish a fee for issuing a license and metallic tag to replace a lost license or tag.

C. Affixing To Dog Collar: The owner of any dog upon which the license fee has been paid will securely fasten the metallic license tag upon a suitable collar and securely fasten the collar with the tag attached thereto upon the dog. A dog harness or other device may be substituted in lieu of the collar, if so desired.”

SECTION 3: ESMC § 6-3-3 is amended to read as follows:

“6-3-3: LICENSE APPLICATION/RENEWAL: The city will print a sufficient number of applications to meet the requirements of this chapter. The applications will provide for the description of the dog for which the license fee is paid and the name and address of the owner of the dog. The receipts will also designate the rabies vaccination date and the sex of the dog for which the license fee has been paid.”

SECTION 4: ESMC § 6-3-6 is amended to read as follows:

“6-3-6: RABIES CONTROL:”
A. Vaccination Required; Exception: Every dog in the city over the age of four (4) months must be vaccinated against rabies

B. Revaccination:
   1. Every person keeping, harboring or having a dog in the city that has been vaccinated with chick embryo vaccine will cause the dog to be revaccinated within a period of not more than two (2) years after the prior vaccination.
   2. Every person keeping, harboring or having a dog in the city which has been vaccinated with tissue phenolized vaccine will cause the dog to be revaccinated with rabies vaccine within a period of not more than one year after the prior vaccination.

C. Vaccination Certificate Issuance: Every person practicing veterinary medicine in the city who vaccinates a dog with rabies vaccine will issue to the person keeping, harboring or having the dog a certificate, which is signed by the veterinarian and which states thereon the name and description of the dog, the date of the vaccination and the type of vaccine used.

D. Certificate: Every person applying for a dog license will exhibit a rabies vaccination certificate issued by a person licensed by the state or any other state or nation to practice veterinary medicine, which certificate will show that the dog for which the license will be issued either:
   1. Was vaccinated in accordance with this chapter; or
   2. Should not be vaccinated with rabies vaccine by reason of age, infirmity or other disability, which disability is shown on the face of the certificate and to the satisfaction of the person issuing the license to be in effect at the time.”

SECTION 5: ESMC § 6-5-5 is amended to read as follows:

“6-5-5: IMPOUNDMENT OF DOG WITHOUT TAG.

A. The director may capture and impound any dog found within the city limits that is not wearing a valid license tag conforming to the provisions of this chapter.

B. The director may enter private property in accordance with applicable law to examine or capture any dog suspected of being in violation of the provisions of this code or is suspected of being rabid or infected with rabies.”

SECTION 6: ESMC § 6-5-6 is amended to read as follows:
"6-5-6: DANGEROUS DOGS; IMPOUNDMENT; HEARING:

A. Impoundment: Whenever any dog is, in the written opinion of the director, vicious, dangerous, potentially dangerous or apt to bite or injure any person, and is kept in such manner as to constitute an apparent menace to any person, the dog may be immediately impounded by the director.

B. Notice of Impoundment.

1. The director must provide written notice to the owner/guardian of the specific behavior of the animal alleged in the petition and the date upon which a hearing will be held to consider the petition. The hearing must be held promptly within no less than five working days nor more than ten working days after service of notice upon the owner/guardian of the animal as set forth by the Food and Agricultural Code § 31621. The notice must advise the owner/guardian of the consequences of a finding of potentially dangerous or vicious.

2. Where the owner/guardian’s address of any animal is unknown, notice of the hearing must be given by posting the same in the Police Department and by publication in a newspaper of general circulation. Notice must then be deemed given on publication of the notice.

C. Hearing; Procedures. A hearing on whether a dog is declared potentially dangerous or vicious must be conducted in the following manner:

1. If the director has investigated and determined that probable cause exists to believe that a dog is potentially dangerous or vicious, a hearing must be conducted. The director must prepare a petition specifying the basis as to why the dog is potentially dangerous or vicious.

2. Whenever possible, any complaint received from a member of the public which serves as the evidentiary basis for the director to find probable cause must be sworn to and verified by the complainant and must be attached to the petition.

3. The city manager, or designee, must designate a hearing officer. The hearing officer must conduct a hearing on whether a dog must be declared potentially dangerous or vicious.

4. The hearing must be open to the public and the hearing officer may admit into evidence all relevant evidence, and exercise the full scope of authority set forth in Food and Agricultural Code § 31621.

5. A hearing may be continued if the hearing officer deems it necessary and
proper or upon a showing of good cause.

6. If the owner/guardian fails to appear at the hearing, the hearing will nevertheless proceed and an appropriate order must be issued.

7. The hearing officer must consider all relevant responsible evidence without regard to the formal rules of evidence, including circumstances of mitigation, and the record of any prior violations by the owner/guardian.

8. The hearing officer must issue a written determination based upon a preponderance of the evidence, which must be mailed to the owner/guardian within seven days after the hearing is completed.

9. The hearing officer’s decision is final. There is no right to a city council appeal.

D. Designation of Animal. If an animal is found to be potentially dangerous or vicious by a preponderance of the evidence, the animal must be so designated on the records of the animal services agency. Such a designation must be considered in future determinations involving the animal and/or owner/guardian.

E. Surrender Of Dangerous Dog: Any dog declared after a hearing to be dangerous, if not already impounded by the department, will be immediately surrendered to the department.

F. Microchipping Before Release: If at the conclusion of the hearing the hearing officer determines that the dog will be released, the dog must have a microchip imbedded subcutaneously in accordance with industry standards before being released to the owner. The microchipping will be at the owner’s expense.

G. Waiver. The owner of a dog for which a potentially dangerous petition has been issued may irrevocably waive rights to a hearing and any further appeal under Food and Agricultural Code § 31622 and accept all conditions, sanctions and penalties set forth in Food and Agricultural Code §§ 31641, 31642 and 61643. The director will mail a waiver form to the dog owner/guardian. The waiver must be signed by the dog owner/guardian and received by the director within thirty days from the date of agreement to waive or a hearing will be scheduled within thirty days of the agreement to waive.

H. Additional Fees.

1. In accordance with Food and Agricultural Code § 31641, the owner/guardian of a potentially dangerous dog must in addition to the regular licensing fee, pay to the city an annual fee as may be established by city council resolution for the increased costs of maintaining the records of the dog.
2. The owner/guardian of a dog determined to be vicious must, in addition to the regular licensing fee, pay to the city an annual fee as may be established by separate city council resolution to provide for the increased costs of maintaining the records of the dog.

I. Registration of Animal. The owner/guardian of a vicious dog must, within ten days of such determination, upon request by the city present said animal at the animal services agency and allow photographs and measurements of the animal to be taken for purposes of identification.

J. Undesignation of Animal.

1. The owner/guardian of a dog found potentially dangerous, who has no additional violations of any of the provisions of this title, within a thirty-six-month period from the date of designation as potentially dangerous, must be removed from the list of potentially dangerous dogs by the director. The dog may be, but is not required to be, removed from the list of potentially dangerous dogs before the expiration of the thirty-six-month period if the owner/guardian of the dog demonstrates to the director that changes in circumstances or measures taken by the owner/guardian, such as training of the dog, mitigated the risk to public safety.

2. The owner/guardian of a dog found vicious, who has no additional violations of any of the provisions of this title, after a thirty-six-month period from the date of designation as vicious, may apply to the director to remove the animal from the list of vicious animals. The director has the discretion to remove the animal from the list of vicious animals upon proof of the successful completion of at least eight weeks of formal obedience training, other similar evidence of training, or other rehabilitative efforts designed to mitigate the risk to public safety.”

SECTION 7: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end; the provisions of this Ordinance are severable.

SECTION 8: Limitations. The City Council’s analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council’s lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

Page 5 of 7
SECTION 9: Ongoing Prosecution. Repeal or amendment of any provision of the ESMC will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 10: Reversion. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other City Ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 11: Recordation. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 12: Effectiveness. This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.

PASSED AND ADOPTED this 21st day of December, 2010.

Eric Busch, Mayor
ATTEST:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF EL SEGUNDO

I, Cindy Mortesen, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. 1457 was duly introduced by said City Council at a regular meeting held on the 7th day of December, 2010, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the 21st day of December, 2010, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cindy Mortesen, City Clerk

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By:

Karl H. Berger
Assistant City Attorney
AGENDA DESCRIPTION:

Consideration and possible action regarding the annual Resolutions updating the employer’s contribution under the Public Employees’ Medical and Hospital Care Act for the El Segundo Fire Fighters’ Association, the El Segundo Police Officers’ Association, the El Segundo City Employees’ Association, the El Segundo Police Support Services Association, and the El Segundo Supervisory and Professional Employees’ Association. Fiscal Impact: Active Employees: $31,600; Retirees $32,600.

RECOMMENDED COUNCIL ACTION:

1. Receive staff presentation.
2. Alternatively discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

1. Proposed Resolutions

FISCAL IMPACT: $64,200

Amount Budgeted: $4.571 million
Additional Appropriation: None
Account Number(s):  

ORIGINATED BY: Martha Dakstra, Human Resources Manager
REVIEWED BY: Bob Hyland, Human Resources Director
APPROVED BY: Jack Wayt, City Manager

BACKGROUND AND DISCUSSION

As required, the City files with the Public Employees Retirement System (PERS) the annual Resolutions reflecting changes in the City’s contribution for employees and annuitants under the Public Employees Medical and Hospital Care Act (PEMHCA).

Council approved the Resolutions for 2011 contributions at its meeting on November 16, 2010. On November 23, 2010, PERS informed staff that new Resolution format requirements were put in place effective with the 2011 Resolutions. In order to meet the new format requirements, staff is re-submitting the Resolutions to Council for approval.

The Resolutions now contain mandatory language regarding compliance with Government Code 7507. Before an employer adopts certain benefit changes for their employees, employers must obtain services of an actuary to prepare future annual cost impact results and make those results available at a public meeting at least two weeks before implementation of benefit changes. Although the City is not making any benefit changes to the existing health plans, certification of compliance is required as the contribution changes also apply to retirees. Staff plans to bring the Resolutions to Council for adoption at its meeting on January 18, 2011.
The City of El Segundo contracts the services of Actuary John Bartel of Bartel Associates, LLP. Mr. Bartel has provided the City with actuarial analyses and valuation reports for a number of years. In accordance with Government Code 7507, Mr. Bartel previously conducted an actuarial analysis for the City which included a health insurance component.

Changes in the contribution amounts are as follows:

<table>
<thead>
<tr>
<th>Employee Group</th>
<th>2010 Contribution</th>
<th>2011 Contribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Employees Association</td>
<td>$970.77/month</td>
<td>$1096.36/month</td>
</tr>
<tr>
<td>Firefighters Association</td>
<td>$1045.13/month</td>
<td>$1177.38/month</td>
</tr>
<tr>
<td>Police Officers Association</td>
<td>$1045.13/month</td>
<td>$1177.38/month</td>
</tr>
<tr>
<td>Police Support Services Emp. Assoc</td>
<td>$970.77/month</td>
<td>$1096.36/month</td>
</tr>
<tr>
<td>Supervisory &amp; Professional Association</td>
<td>$1070.25/month</td>
<td>$1136.27/month</td>
</tr>
</tbody>
</table>

The City’s maximum contribution for the retirees in all of these groups is the same as for active, represented employees.

The fiscal impact presented to Council on November 16, 2010 reflected the incremental cost of $31,600 for active employees. This Report also includes the incremental cost of $32,600 for retired employees. The budgeted amounts for Fiscal Year 2010-2011 are $2.0 million for retiree health and $2.571 million for active employees and the incremental cost increase was included in the adopted FY 2010-2011 budget.
RESOLUTION NO.________

A RESOLUTION FIXING THE EMPLOYER'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT FOR THE EL SEGUNDO FIREFIGHTERS' ASSOCIATION

The City Council of the City of El Segundo does resolve as follows:

Section 1: The City Council finds as follows:

A. Government Code § 22892(a) provides that a local agency contracting under the Public Employees' Medical and Hospital Care Act shall fix the amount of the employer's contribution at an amount not less than the amount required under Section 22892 (b)(1) of the Act, and

B. The City of El Segundo, hereinafter referred to as Public Agency is local agency contracting under the Act for participation by members of the El Segundo Firefighters' Association.

Section 2: The employer's contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of his/her family members, in a health benefits plan up to a maximum of $1177.38 per month, plus administrative fees and Contingency Reserve Fund Assessments.

Section 3: The City of El Segundo has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above.

Section 4: The City Clerk is directed to certify the Passage and Adoption of this Resolution, enter same in the Book of Original Resolutions, and make a Minute of its adoption in the City's records and in the Minutes of the meeting when it was adopted.

Section 5: The Resolution will become effective immediately upon adoption, and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 18th day of January, 2011.

________________________________________

Eric K. Busch,
Mayor
CERTIFICATION

STATE OF CALIFORNIA  )
COUNTY OF LOS ANGELES  )  SS
CITY OF EL SEGUNDO  )

I, Cindy Mortesen, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. _____ was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the 18th day of January, 2011, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

NOT PARTICIPATING:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this _____ day of __________, 2011.

Cindy Mortesen, City Clerk
of the City of El Segundo,
California
(SEAL)

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: ____________________________
   Karl H. Berger
   Assistant City Attorney
RESOLUTION NO.__________

A RESOLUTION FIXING THE EMPLOYER'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT FOR THE EL SEGUNDO POLICE OFFICERS' ASSOCIATION

The City Council of the City of El Segundo does resolve as follows:

Section 1: The City Council finds as follows:

A. Government Code § 22892(a) provides that a local agency contracting under the Public Employees' Medical and Hospital Care Act shall fix the amount of the employer's contribution at an amount not less than the amount required under Section 22892 (b)(1) of the Act, and

B. The City of El Segundo, hereinafter referred to as Public Agency is local agency contracting under the Act for participation by members of the El Segundo Police Officers' Association.

Section 2: The employer's contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of his/her family members, in a health benefits plan up to a maximum of $1177.38 per month, plus administrative fees and Contingency Reserve Fund Assessments.

Section 3: The City of El Segundo has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above.

Section 4: The City Clerk is directed to certify the Passage and Adoption of this Resolution, enter same in the Book of Original Resolutions, and make a Minute of its adoption in the City's records and in the Minutes of the meeting when it was adopted.

Section 5: The Resolution will become effective immediately upon adoption, and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 18th day of January, 2011.

______________________________________
Eric K. Busch,
Mayor
CERTIFICATION

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF EL SEGUNDO

I, Cindy Mortesen, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. ______ was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the 18th day of January, 2011, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

NOT PARTICIPATING:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this _____ day of ____________, 2011.

Cindy Mortesen, City Clerk
of the City of El Segundo,
California
(SEAL)

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _______________________
   Karl H. Berger
   Assistant City Attorney
RESOLUTION NO.__________

A RESOLUTION FIXING THE EMPLOYER'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT FOR THE EL SEGUNDO CITY EMPLOYEES' ASSOCIATION

The City Council of the City of El Segundo does resolve as follows:

Section 1: The City Council finds as follows:

A. Government Code § 22892(a) provides that a local agency contracting under the Public Employees’ Medical and Hospital Care Act shall fix the amount of the employer’s contribution at an amount not less than the amount required under Section 22892(b)(1) of the Act, and

B. The City of El Segundo, hereinafter referred to as Public Agency is local agency Contracting under the Act for participation by members of the City Employees’ Association.

Section 2: The employer’s contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of his/her family members in a health benefits plan up to a maximum of $1096.36 per month, plus administrative fees and Contingency Reserve Fund Assessments.

Section 3: The City of El Segundo has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above.

Section 4: The City Clerk is directed to certify the Passage and Adoption of this Resolution, enter same in the Book of Original Resolutions, and make a Minute of its adoption in the City’s records and in the Minutes of the meeting when it was adopted.

Section 5: The Resolution will become effective immediately upon adoption, and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 18th day of January, 2011.

__________________________
Eric K. Busch,
Mayor
CERTIFICATION

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )

I, Cindy Mortesen, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. _____ was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the 18th day of January, 2011, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

NOT PARTICIPATING:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this _____ day of __________, 2010.

Cindy Mortesen, City Clerk
of the City of El Segundo,
California
(SEAL)

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _______________________
   Karl H. Berger
   Assistant City Attorney
RESOLUTION NO.__________

A RESOLUTION FIXING THE EMPLOYER'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT FOR THE EL SEGUNDO POLICE SUPPORT SERVICES EMPLOYEES' ASSOCIATION

The City Council of the City of El Segundo does resolve as follows:

Section 1: The City Council finds as follows:

A. Government Code § 22892(a) provides that a local agency contracting under the Public Employees' Medical and Hospital Care Act shall fix the amount of the employer's contribution at an amount not less than the amount required under Section 22892(b)(1) of the Act, and

B. The City of El Segundo, hereinafter referred to as Public Agency is local agency contracting under the Act for participation by members of the El Segundo Police Support Services Employees' Association.

Section 2: The employer's contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of his/her family members, in a health benefits plan up to a maximum of $1096.36 per month, plus administrative fees and Contingency Reserve Fund Assessments.

Section 3: The City of El Segundo has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above.

Section 4: The City Clerk is directed to certify the Passage and Adoption of this Resolution, enter same in the Book of Original Resolutions, and make a Minute of its adoption in the City's records and in the Minutes of the meeting when it was adopted.

Section 5: The Resolution will become effective immediately upon adoption, and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 18th day of January, 2011.

__________________________________________
Eric K. Busch,
Mayor
CERTIFICATION

STATE OF CALIFORNIA  )
COUNTY OF LOS ANGELES  )  SS
CITY OF EL SEGUNDO   )

I, Cindy Mortesen, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. _____ was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the 18th day of January, 2011, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
NOT PARTICIPATING:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this _____ day of __________, 2011.

Cindy Mortesen, City Clerk
of the City of El Segundo,
California
(SEAL)

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _________________________
   Karl H. Berger
   Assistant City Attorney

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RESOLUTION NO._________

A RESOLUTION FIXING THE EMPLOYER’S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT FOR THE EL SEGUNDO SUPERVISORY AND PROFESSIONAL EMPLOYEES’ ASSOCIATION

The City Council of the City of El Segundo does resolve as follows:

Section 1: The City Council finds as follows:

A. Government Code § 22892(a) provides that a local agency contracting under the Public Employees' Medical and Hospital Care Act shall fix the amount of the employer’s contribution at an amount not less than the amount required under Section 22892(b)(1) of the Act, and

B. The City of El Segundo, hereinafter referred to as Public Agency is a local agency contracting under the Act for participation by members of the El Segundo Supervisory and Professional Employees’ Association.

Section 2: The employer’s contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of his/her family members, in a health benefits plan up to a maximum of $1136.27 per month, plus administrative fees and Contingency Reserve Fund Assessments.

Section 3: The City of El Segundo has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above.

Section 4: The City Clerk is directed to certify the Passage and Adoption of this Resolution, enter same in the Book of Original Resolutions, and make a Minute of its adoption in the City’s records and in the Minutes of the meeting when it was adopted.

Section 5: The Resolution will become effective immediately upon adoption, and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this __________ day of ________, 2011.

______________________________
Eric K. Busch,
Mayor
CERTIFICATION

STATE OF CALIFORNIA  )
COUNTY OF LOS ANGELES  )  SS
CITY OF EL SEGUNDO  )

I, Cindy Mortesen, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. _____ was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the 18th day of January, 2011, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

NOT PARTICIPATING:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this _____ day of ____________, 2011.

Cindy Mortesen, City Clerk
of the City of El Segundo,
California
(SEAL)

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By:________________________
Karl H. Berger
Assistant City Attorney
AGENDA DESCRIPTION:
Consideration and possible action regarding approval of a Senior Management Analyst position in the Human Resources Department. Budgeted savings realized from a realignment of Department Head responsibilities to fund the new position.

Fiscal Impact: Annual salary and benefit cost for Senior Management Analyst $125,000. Estimated cost for FY 2010-2011 (calculated @ 7 months) is $87,500. Savings from Department realignment (calculated @ 9 months) is $385,243. The net savings for FY 2010-2011 is $297,743.

RECOMMENDED COUNCIL ACTION:
1. Approve a Senior Management Analyst position in the Human Resources Department.
2. Approve the proposed Examination Plan.
3. Alternatively discuss and take other action related to this item

ATTACHED SUPPORTING DOCUMENTS:
Updated organization chart

FISCAL IMPACT: See above explanation. Amount budgeted below is for the entire fiscal year for the Assistant City Manager and Information Systems Manager. Director of Human Resources budgeted at partial year.

Savings and cost noted above are prorated for a partial year.

Amount Budgeted: $513,657 FY 2010-2011 budgeted amount for Assistant City Manager, Information Systems Manager and Director of Human Resources.


Account Number(s):

ORIGINATED BY: Bob Hyland, Director of Human Resources

REVIEWED BY: [Signature]

APPROVED BY: Jack Wayt, City Manager

BACKGROUND AND DISCUSSION:
Due to retirements on December 31, 2010, the following positions will be vacant: Assistant City Manager, Director of Human Resources and Information Systems Manager. The duties and responsibilities for these positions will be realigned within the remaining departments. The realignment will affect the following departments; Finance, Planning and Building Safety, Police and Recreation and Parks.

The functions will be assigned as follows:
- Human Resources Department will be managed by the Director of Finance.
- Economic Development will be managed by the Director of Planning and Building Safety.
- Cable Division will be managed by the Director of Recreation and Parks.
- Information Systems Division will be managed by the Chief of Police

These assignments will be effective January 1, 2011 until further notice. The additional Department Head responsibilities are significant but in light of the current financial position of the City they will be assuming these additional responsibilities with no increase in their annual compensation.

The Human Resources Department has undergone significant changes within the last year. These changes included assuming additional responsibility for functions such as benefits administration, leave management, and return-to-work. These changes and other service-level enhancements have taken place while maintaining the staffing level at four (4) full-time positions.

The City Manager has determined that an additional position is critical to enable the Department to continue to provide essential services to the City in an efficient and effective manner.

This key position will be responsible for performing advanced-level professional human resources functions of varying complexity. Areas of responsibility include but are not limited to: recruitment and selection, preparing for and participating in contract negotiations with five (5) bargaining units and conducting personnel investigations, performance management, benefits and leave administration.

The position will also supervise staff and manage operations in the absence of the Human Resources Manager. These areas of responsibility require an enhanced level of knowledge, skills and abilities, as well as strong analytical, interpersonal, and communication skills. The position’s duties and responsibilities fall within the scope of the existing Senior Management Analyst classification and allocation to this classification is appropriate.

In anticipation of the recruitment, testing and selection process staff submits the following Examination Plan for approval.

**Examination Plan**

<table>
<thead>
<tr>
<th>Sr. Management Analyst</th>
<th>Open-Competitive</th>
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</thead>
<tbody>
<tr>
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<td>Pass/Fail</td>
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and Career Preparation Interview 100%

Approval of exam plans for Merit System job classifications in all City Departments has been required since the passage of Initiative Ordinance No. 586 in April 1962.

For departments other than Police and Fire, the plan may consist of any one or combination of the following techniques:
1. Written;
2. Oral;
3. Demonstration; and
4. Any evaluation of education, experience, or skills or physical fitness, which fairly evaluated the relative capacities of the applicants.

Police and Fire Departments:
The examination plan, for entrance or promotional, for the Police and Fire Departments, shall consist of a written examination and one or more of the following:
   1. Oral;
   2. Demonstration; and
   3. Any evaluation of education certification, experience, or skills or any test of manual skills or physical fitness, which fairly evaluates the relative capacities of the applicant.
AGENDA DESCRIPTION:
Consideration and possible action regarding the annual request of Mr. S. Claus for variances from the Municipal Code.

RECOMMENDED COUNCIL ACTION:
Approve request by Mr. S. Claus for a waiver of the permits required for doing business within the City of El Segundo as follows; or, alternatively, discuss and take other action related to this item:
1. Approval of a Conditional Use Permit and waiver of regulations in ESMC Section 15-23-4;
2. The use of air rights and waiver of the Santa Monica Radial 160 R procedure (FAA should be contacted);
3. Grant a free business license for a non-profit organization (ESMC 4-1-7);
4. Waiver of ESMC 8-4-11B (Driveway Permits Required) and ESMC 8-5-11 (Parking on Grades).
5. Waiver of the Noise Ordinance to permit the sound of bells (ESMC 7-2-3); and
6. Waiver of the Trespass Ordinance (ESMC 7-6-3) including 6-5-11 dealing with trespassing animals;
7. Waiver of the ordinance on Animal Regulations (ESMC 6-2-1)

Additionally, Mr. S. Claus has been directed to the Coastal Commission for clearance over the ocean; D.M.V. for a valid vehicle registration; Department of Health & Welfare to ensure his elves are receiving minimum wage; and the Air Quality Management District to ensure a safe and clear sleigh ride.

ATTACHED SUPPORTING DOCUMENTS:
None
FISCAL IMPACT: None
Additional Appropriation: N/A
Account Number(s):

REVIEWED BY: Mayor Eric K. Busch
APPROVED BY: Jack Wayt, City Manager

BACKGROUND AND DISCUSSION:
Were Mr. S. Claus required to obtain all of the necessary permits, he would not be able to start his business until after June 1, 2011. Since Mr. Claus has shown good faith during previous business endeavors, and his business would be welcomed by the community as a whole, Council should waive the fees and permits required.